

# CITY OF RENO

## Planning Commission

February 5, 2014

### Staff Report

Agenda #

V1-3

Ward #

All

**CASE No.:**

TXT14-00003 (School Zoning)

**APPLICANT:**

City of Reno

**REQUEST:**

This is a request for an amendment to the Reno Municipal Code Title 18 "Annexation and Land Development," in order to allow school uses without discretionary review and to apply regionally consistent development standards for school facilities by adding certain language to and removing certain language from Chapter 18.06 "Administration and Procedures," Section 18.06.405 entitled "Special Use Permit," Section 18.06.407 entitled "Site Plan Review," Chapter 18.08 "Zoning," Article II "Permitted Uses and Regulations" Table 18.08-4 entitled "Uses Permitted in Residential Base Zoning Districts," Table 18.08-5 entitled "Uses Permitted in Nonresidential Base Zoning Districts," Tables 18.08-6a and b entitled "Uses Permitted in Regional Centers Base Zoning Districts," Table 18.08-7 entitled "Uses Permitted in TOD Base Zoning Districts," Section 18.08.202(e)8 entitled "School, Primary (Public or Private)," Section 18.08.202(e)9 entitled "School, Secondary (Public or Private)," Section 18.08.202(e)10 entitled "School, Non-traditional, Secondary (Public or Private)," Article IV "District Specific Standards – Overlay Zoning Districts," Section 18.08.302 entitled "Special Purpose Base Zoning Districts," Section 18.08.406(e)(2)b entitled "Southeast Neighborhood Planning Area Overlay District – Land Uses," Chapter 18.12 "General Development and Design Standards," Article XI "Off-Street Parking and Loading," Table 18.12-8 entitled "Off-street Parking Requirement Table" and Table 18.12-11 entitled "Bicycle Parking Requirements," together with other matters properly relating thereto.

**LOCATION:**

This ordinance applies Citywide, including the sphere of influence.

**PROPOSED MOTION:** Based upon compliance with the applicable findings, I move to recommend that the City Council approve the text amendment by ordinance.

**PURPOSE:** The attached ordinance (**Exhibit A**) implements code changes related to regionally consistent school development standards to ensure compliance with State law.

**BACKGROUND:** The Nevada legislature recently passed Assembly Bill 87, which requires consistent development standards for building heights, setbacks, landscaping and parking for all schools within Washoe County and that these regulations be developed in conjunction with the school district. Accordingly, staff from the Truckee Meadows Regional Planning Agency (TMRPA), the Washoe County School District (WCSD) and the local governments of Reno, Sparks and Washoe County met several times between July and November 2013 to develop consistent criteria for school development standards in the region (**Exhibit B**). Local governments are responsible for implementing appropriate code revisions to ensure compliance with unified standards consistent with State law.

**ANALYSIS:** Staff reviewed Title 18 of the existing Reno Municipal Code and made amendments as necessary to implement the region's school development standards relating to building heights, setbacks, landscaping and parking summarized below.

Building Element	Requirement
Building Height	None
Building Setbacks	1 foot distance for every foot in height when adjacent to residential uses
Landscaping	Up to 20% of site
Parking	<b>High School</b> - One (1) space for each 1.5 students, faculty and staff based on design capacity <b>Junior/Middle School</b> - Two (2) spaces per classroom plus one (1) spaces per 100 students based on design capacity <b>Elementary School</b> - One (1) space per classroom and one (1) space per 100 students based on design capacity

To ensure design consistency between jurisdictions, local government staff agreed that school development should be processed administratively and without discretionary review. Special Use Permits and or Site Plan Reviews would still be required for site specific considerations such as special grading and major drainageways, but would no longer be required to establish a school use in certain zones or for residential adjacency.

These modifications only affect public and private primary, secondary and nontraditional schools that are intended to satisfy Nevada compulsory education laws. Existing standards for vocational schools, preschools, colleges and universities remain unchanged. The proposed modifications are listed on the following pages grouped by specific intent:

Amendments to remove discretionary reviews for school uses: Pages 3, 9, 20, 31, 48, 65, 79, 122 and 143.

Amendments to implement regional school design standards: Pages 111, 112, 195 and 197.

Master Plan: The proposed amendments will implement the intent of these adopted policies and is in substantial conformance with the Master Plan (**finding 2**).

Policy Plan: P&R-6: The City should maximize resources in the areas of land acquisition, design, construction, and long-term operation through cooperative partnerships with the Washoe County School District and other community agencies; S-1: The City should collaborate with the Washoe County School District in planning for the design and location of new public schools, and the disposition and reuse of any schools that might become redundant in the City and its sphere of influence.

Findings Discussion: Findings 1 a and h can be met as this request is intended to further serve the public by providing consistent development standards for schools, both public and private, throughout the region by providing uniform development principals in all jurisdictions. The proposed amendments will not affect existing code provisions related to environmental, nuisance and natural resource protection nor affect the encouragement of innovative residential development (**findings 1b, e and f**). School uses remain allowed by right in the Downtown Reno Regional Center Overlay (DRRC) District and the proposed amendments do not significantly affect existing standards related to pedestrian orientation within the district (**finding 1 c**).

The proposed text amendments implement a regionally consistent approach to scaled placement of school facilities in residential neighborhoods and existing code sections ensuring provision of timely and adequate infrastructure prior to development remain unchanged (**findings 1 d and g**).

#### LEGAL REQUIREMENTS:

RMC 18.06.302

Amendments to Text of Title 18

#### FINDINGS:

Amendments to Text of Title 18: In order to adopt an amendment to the text of Title 18, the planning commission and city council shall find the following:

- (1) Text amendments shall be in substantial conformance with the statement of purpose and intent of this Title 18, as set forth in Section 18.02.103.
- (2) Text amendments shall be in substantial conformance with the master plan.

**Section 18.02.103. Purpose and Intent.**

It is the intent of the city council that Title 18 serves to:

- (a) Promote the public health, safety, morals, convenience, and general welfare;
- (b) Promote, preserve, and protect environmental quality as a critical element in Reno's quality of life and encourage the wise use of natural resources;
- (c) Conserve and enhance the architecture, history, pedestrian-orientation, mixed use and urban character of the Downtown Reno Regional Center Overlay District, and promote its role as regional government, civic, entertainment, and tourist center;
- (d) Conserve and enhance the character of Reno's established residential neighborhoods through mitigation of adverse factors, promotion of a balanced mix of housing types, and through appropriately scaled and planned infill development;
- (e) Encourage innovative and quality residential development so that growing demand for housing may be met by greater variety in type, design, and layout of dwellings, and by conservation and more efficient use of open space ancillary to such dwellings;
- (f) Encourage quality, nonresidential development that preserves and protects the character of the community, including its natural landscape, and that minimizes objectionable noise, glare, odor, traffic, and other impacts of such development, especially when adjacent to residential uses;
- (g) Facilitate adequate provision of transportation, water, sewage, electricity, gas, communications, schools, parks and other public requirements; and
- (h) Provide the economic and social advantages gained from a comprehensively planned use of land resources.

Staff: Nathan Gilbert, AICP, Associate Planner



EXPLANATION: Matter underlined is new; ~~[matter with strikethrough]~~ is material to be omitted.

BILL NO. \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING RENO MUNICIPAL CODE TITLE 18 “ANNEXATION AND LAND DEVELOPMENT” IN ORDER TO ALLOW SCHOOL USES WITHOUT DISCRETIONARY REVIEW AND TO APPLY REGIONALLY CONSISTENT DEVELOPMENT STANDARDS FOR SCHOOL FACILITIES BY ADDING CERTAIN LANGUAGE TO AND REMOVING CERTAIN LANGUAGE FROM CHAPTER 18.06 “ADMINISTRATION AND PROCEDURES,” SECTION 18.06.405 ENTITLED “SPECIAL USE PERMIT,” SECTION 18.06.407 ENTITLED “SITE PLAN REVIEW,” CHAPTER 18.08 “ZONING,” ARTICLE II “PERMITTED USES AND REGULATIONS” TABLE 18.08-4 ENTITLED “USES PERMITTED IN RESIDENTIAL BASE ZONING DISTRICTS,” TABLE 18.08-5 ENTITLED “USES PERMITTED IN NONRESIDENTIAL BASE ZONING DISTRICTS,” TABLES 18.08-6A AND B ENTITLED “USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS,” TABLE 18.08-7 ENTITLED “USES PERMITTED IN TOD BASE ZONING DISTRICTS,” SECTION 18.08.202(E)8 ENTITLED “SCHOOL, PRIMARY (PUBLIC OR PRIVATE),” SECTION 18.08.202(E)9 ENTITLED “SCHOOL, SECONDARY (PUBLIC OR PRIVATE),” SECTION 18.08.202(E)10 ENTITLED “SCHOOL, NON-TRADITIONAL, SECONDARY (PUBLIC OR PRIVATE),” ARTICLE IV “DISTRICT SPECIFIC STANDARDS – OVERLAY ZONING DISTRICTS,” SECTION 18.08.302 ENTITLED “SPECIAL PURPOSE BASE ZONING DISTRICTS,” SECTION 18.08.406(E)(2)B ENTITLED “SOUTHEAST NEIGHBORHOOD PLANNING AREA OVERLAY DISTRICT – LAND USES,” CHAPTER 18.12 “GENERAL DEVELOPMENT AND DESIGN STANDARDS,” ARTICLE XI “OFF-STREET PARKING AND LOADING,” TABLE 18.12-8 ENTITLED “OFF-STREET PARKING REQUIREMENT TABLE” AND TABLE 18.12-11 ENTITLED “BICYCLE PARKING REQUIREMENTS,” TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO.

SPONSORED BY: RENO CITY PLANNING COMMISSION

THE CITY COUNCIL OF THE CITY OF RENO DO ORDAIN:

SECTION 1. Chapter 18.06 of the Reno Municipal Code is hereby amended by adding certain wording to and deleting certain wording from Section 18.06.405, the same to read as follows:

**Section 18.06.405. Special Use Permit.**

- (a) Applicability. Approval of a special use permit according to the procedures and criteria in this Section 18.06.405 is required for the following uses, development, and activities, excepted as exempted under subsection (b):

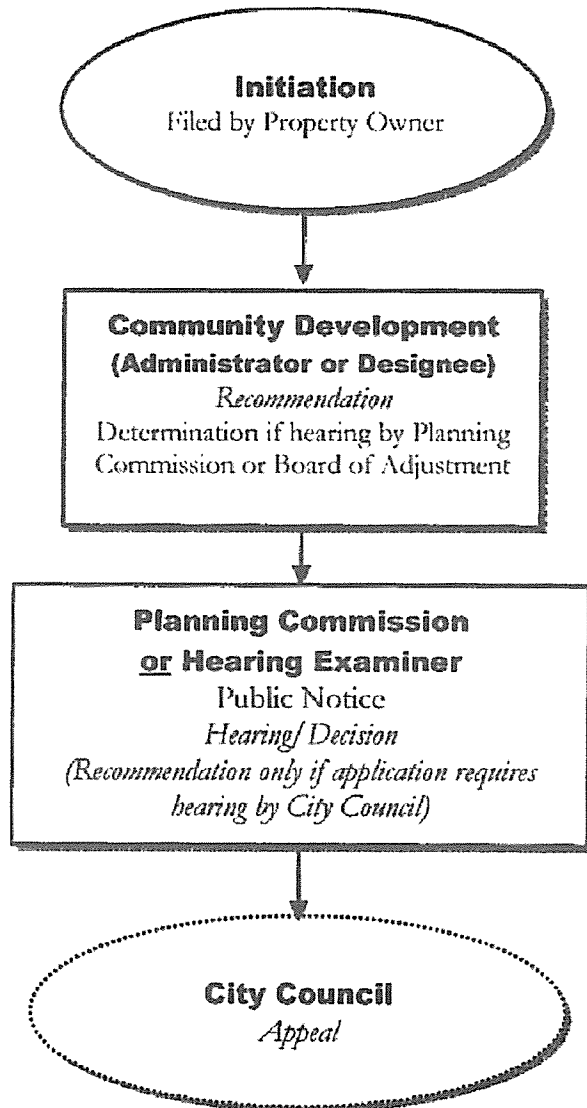
(1) All principal, accessory, and temporary uses listed or referenced in the Summary Land Use Tables (Section 18.08.201) as requiring a special use permit (i.e., all uses noted as "SUP" in the tables and or subject to "additional regulations" that state a special use permit is required).

(2) All principal, accessory, and temporary uses made subject to a special use permit under applicable use regulations in Section 18.08.202 through Section 18.08.204.

(3) All land uses and development activities expressly made subject to a special use permit under applicable district-specific standards in Chapter 18.08, Article III (District-Specific Standards - Base Zoning Districts) and Article IV (District-Specific Standards - Overlay Zoning Districts).

(4) All uses operating between the hours of 11:00 p.m. and 6:00 a.m. shall require a special use permit unless they are located in an I or IC District and are a manufacturing or warehouse use, or subject to the following exemptions:

- a. Low traffic generating uses, such as radio stations and alarm monitoring companies in the PO, GO, AC, and CC zoning districts that, to exist, must operate 24 hours per day, are exempt.
- b. Stocking and inventory activities that occur inside retail uses are exempt.
- c. All uses in the HC and PF Districts are exempt.
- d. Adult Businesses are exempt.



## Special Use Permit

- (5) New gaming operations, or structural additions to existing gaming operations, located within 500 feet of a single-family residentially zoned property or exceeding 80,000 square feet. Conversion of existing buildings to gaming operations within the Downtown Reno Regional Center as defined in Section 18.08.101(i)(1) is exempt from this special use permit requirement.
  - (6) Any facility that includes the production, use, or storage of hazardous waste. Accessory hazardous waste such as photo finishing and medical waste not exceeding 4,000 square feet, and those that meet the Washoe County District Health Department threshold as a "Small Quantity Generator," are exempt.
  - (7) Any facility that includes the production, use, storage or handling of explosives as defined by NRS 278 or substance as defined by NRS 459.3816.
  - (8) Signs that are proposed to be greater than 150 square feet in size and located within 150 feet of the centerline of the Truckee River.
  - (9) Grading that results in cuts deeper than 20 feet and/or fills greater than ten feet in height.
  - (10) Grading in any major drainageway, on any hillside development, or within the Open Space Zoning District.
  - (11) The construction of a skyway, which includes: pedestrian skywalks; sky-buildings; and skytrams.
  - (12) Nonresidential development adjacent to residentially zoned property, but not including such developments in the MU Zoning District, and not including a utility box/well house, back-up generator, pumping or booster station or primary, secondary or secondary non-traditional school.
  - (13) All other land uses and development activities expressly made subject to a special use permit under the provisions of this title and that are not specifically cited in the preceding subsections.
  - (14) *Reserved.*
  - (15) *Reserved.*
- (b) Exemptions From Permit Requirements. No special use permit shall be required for:
- (1) Accessory structures with combined floor areas no larger than 1,000 square feet on each parcel.
  - (2) A structural addition to nonresidential facilities where the original development received a special use permit, as long as the addition does not exceed ten percent of the size of the original development or 20,000 square feet in size, whichever is smaller, and the construction of the proposed addition will not materially alter the original special use permit in that no use is involved in the addition which would itself require a special use permit, no potentially deleterious aspect of the development will be increased, the proposed addition will not have significant impacts on neighboring properties, the size of the property has not been increased, the proposed addition will continue to comply with all conditions of the special use permit, and the special use permit for the existing development was not contested at the hearing(s). The exemption provided in this paragraph may be used only once per property and does not apply to any property located adjacent to residential zoned property.

- (3) Conversion of an existing residential structure(s) of less than 40,000 square feet in size to a professional office(s) when located adjacent to residentially zoned property.
  - (4) Projects on parcels with the MU (Mixed Use) Zoning designation, except for as required in 18.06.405(a)(1)--(3) (above).
- (c) Initiation. Special use permits shall be initiated by application of the property owner.
- (d) Review Process.
  - (1) Decision-making authority. The planning commission has authority to make final decisions on special use permits. The following subsections specify which applications the planning commission hears.
    - a. Planning commission decision-making authority. The planning commission shall make a final decision on all applications for special use permits.
  - (2) Decision-making process.
    - a. Administrator. The administrator shall review special use permits and provide a recommendation to the decision-making body.
    - b. Planning commission.
      - 1. The planning commission shall hold a public hearing within 65 days of application.
      - 2. The planning commission shall make its decision within 30 days from the date of the hearing. The planning commission may approve or deny the special use permit. The planning commission, in approving the permit, may require conditions under which the proposed use may be allowed which will prevent material damage to adjacent properties, and provide suitable safeguards to the public health, safety and general welfare, as required in subsection (e), below. Such conditions may include, but are not limited to, time limitations, architectural considerations, access provisions, off-street parking, landscaping requirements, operating hours or other controls.
    - c. Recommendations on associated applications and appeals. When a special use permit is associated with an application that requires a hearing by the city council, or the final decision of the planning commission is appealed, the planning commission shall forward a recommendation to the city council.
    - d. Appeals. The decision of the planning commission may be appealed to the city council in accordance with Section 18.06.208 above.
- (e) Findings. To approve a special use permit, the review or decision-making body shall make the following general and specific findings as applicable. In the event that the deciding body is unable to make the required findings, then the request for the special use permit shall be denied.
  - (1) General special use permit findings. Special use permit applications shall require that all of the following general findings be met, as applicable:
    - a. The proposed use is compatible with existing surrounding land uses and development.
    - b. The project is in substantial conformance with the master plan.

- c. There are or will be adequate services and infrastructure to support the proposed development.
  - d. The proposal adequately mitigates the project's traffic impacts and provides a safe pedestrian environment.
  - e. The proposed site location and scale, intensity, density, height, layout, setbacks, architectural and overall design of the development and the uses proposed, contribute to and enhance the character of the area in which it is located.
  - f. The project does not create adverse environmental impacts such as smoke, noise, glare, dust, vibrations, fumes, pollution or odor which would be detrimental to, or constitute a nuisance to area properties.
  - g. Project signage is in character with project architecture and is compatible with or complementary to surrounding uses.
  - h. The structure has been designed such that the window placement and height do not adversely affect the privacy of existing residential uses.
- (2) Special use permits for hillside development (per Article XVI (Hillside Development) of Chapter 18.12.) General special use permit findings and the following specific findings shall apply:
- a. The proposed project mitigates environmental degradation, including slope failure, erosion, sedimentation, and stormwater run-off;
  - b. The proposed project utilizes grading practices that are appropriate for hillsides and designed to minimize the visibility of unsightly scarring;
  - c. The proposed project provides open space based on hillside constraints;
  - d. The proposed project adheres to applicable hillside development design standards and to master plan provisions related to development in sloped areas; and
  - e. The proposed project's site layout and design features adequately mitigate potential visual impacts of development near prominent ridgelines and within other visually prominent areas.
- (3) Special use permits for cut slopes of 20 feet or greater in depth or fill slopes ten feet or greater in height. General special use permit findings and the following specific findings shall apply:
- a. The slopes can be treated in a manner which does not create negative visual impacts.
  - b. The grading is necessary to provide safe and adequate access to the development.
- (4) Special use permits for the DRRC (Downtown Reno Regional Center) District. Special use permits to modify the building envelope-height restrictions, Riverfront Esplanade setbacks, or provisions of the design guidelines in the DRRC District shall require that the following findings are met in addition to the general special use permit findings above:
- a. Strict application of the building envelope - height restrictions, Riverfront Esplanade setbacks, or provision of the design guidelines would constrain the design of the project;



- b. The proposed project will not negatively impact the visual integrity of the river or result in a visual barrier to the river corridor;
  - c. The project provides adequate separation from the river course to allow for public circulation along the river corridor and creates pedestrian oriented public spaces adjacent to the river;
  - d. The project does not unduly shade the North Esplanade, or increased shading has been mitigated by providing additional or enhanced pedestrian amenities;
  - e. The project will enhance or preserve environmental resources;
  - f. The project does not impede flood flows; and
  - g. The project will be used by and benefits local residents.
- (5) Special use permits for protection of significant hydrologic resources as required in the Cooperative Planning Area Overlay District. General special use permit findings shall apply and the following specific review considerations shall be addressed:
- a. Conservation of topsoil;
  - b. Protection of surface water quality;
  - c. Conservation of natural vegetation, wildlife habitats and fisheries;
  - d. Control of erosion;
  - e. Control of drainage and sedimentation;
  - f. Provision for restoration of the project site to predevelopment conditions;
  - g. Provision of a bonding program to secure performance of requirements imposed; and
  - h. Preservation of the hydrologic resources, character of the area and other conditions as necessary.
- (6) Special use permits for nonconforming uses. Except as provided in Section 18.08.502, no nonconforming use of land or building shall be enlarged, extended, or changed to a different nonconforming use, unless an application for a special use permit for the enlargement, extension, or change has first been approved in accordance with the general special use permit findings above and the following specific findings:
- a. The expansion or change of the nonconforming use will not damage the character or quality of the neighborhood in which it is located, or hinder the future development of the surrounding properties; and
  - b. Improvements necessary for the expansion are in conformance with requirements of this title.
- (7) Special use permits for the HL Historic/Landmark General Overlay District. General special use permit findings, applicable considerations in Section 18.08.401 (Historic/Landmark General Overlay District) and the following specific findings shall apply:
- a. The proposal meets the objectives of an adopted neighborhood plan (if applicable) for the area in which it is located;

- b. The proposal is in substantial conformance with the City of Reno Historic Structures Handbook; and
  - c. The proposal has been reviewed by the historical resources commission and its recommendations have been considered.
- (8) Special use permits for skyways, skytrams, and skybuildings (per Article XX of Chapter 18.12). General special use permit and the following specific findings shall apply:
  - a. The skyway design is consistent with the skyway design guidelines and lessens the "tunnel effect";
  - b. The skyway does not materially impair the view of scenic resources, such as significant mountains, significant natural resources, or significant historic resources, officially recognized by the City of Reno;
  - c. The applicant has demonstrated that the skyway is consistent with the orderly development of the project or area;
  - d. The applicant has demonstrated that the skyway will not negatively impact the number of pedestrians at street level; and
- (f) Compliance with Plans and Minor Modifications to Approved Plans.
  - (1) All work involved in constructing and operating a project approved under a special use permit shall comply with all plans, reports, renderings, and materials that were submitted or presented as a part of the application. In the event of a conflict between the plans and city codes, city codes shall prevail.
  - (2) The administrator may approve minor facade alterations, minor changes in the site plan and minor changes in the conditions of approval at the request of the applicant and/or owner as long as the administrator first determines that:
    - a. The proposed changes are consistent with applicable provisions of Title 18;
    - b. The proposed changes are within the scope of the original approval;
    - c. The proposed changes will not adversely affect neighboring properties or the public in general;
    - d. The proposed changes respond to comments made or during the public hearing, or involve issues that were not contested at the public hearing; and
    - e. The proposed changes are improvements or upgrades to the original approval.
  - (3) The administrator may require public notice prior to approving changes on contested projects. No other changes may be made without an amendment to the special use permit, utilizing the process outlined above, unless such changes are required as a condition of approval of the original special use permit.
- (g) Revocation of Special Use Permits.
  - (1) Failure to comply with any conditions imposed in the issuance of special use permits shall result in the initiation of revocation procedures and any other enforcement procedures provided for by the Reno Municipal Code.

- (2) The planning commission shall hold a public hearing upon the revocation of the special use permit, and notice shall be given as prescribed for the issuance of a special use permit.
  - (3) The planning commission shall submit findings and recommendations on revocation to the city council. The person(s) to whom the special use permit was issued and the property owner(s) shall be notified of the recommendations no later than seven days after the submission of the report to the clerk of the city council.
  - (4) The city council may, upon receipt of recommendations for revocation of a special use permit, provide notice as prescribed for a special use permit, and after a public hearing may revoke the permit for failure to comply with any conditions of the special use permit. The city council may also impose additional conditions, or it may reinstate the permit.
- (h) Time Limitation. The applicant shall apply for a building permit for the entire project within 18 months of the date of approval of the special use permit, and shall maintain the validity of that permit, or the special use permit shall be null and void unless a different time limitation was established at the time of final approval based on the characteristics and complexity of the project at the time the special use permit is originally approved. However, special use permits that accompany tentative maps shall be valid as long as the tentative map is valid.
- (i) Time Extensions.
- (1) Extension by the administrator.
    - a. Requirements.
      - 1. The administrator may extend the time limit by 12 months if an application is received 30 days prior to the expiration of the time limit to apply for a building permit under a special use permit, provided that:
        - i. The applicant agrees to comply with all requirements of Title 18 and all conditions of approval; and
        - ii. The applicant agrees to pay all applicable fees.
      - 2. If the applicant refuses to agree with the conditions in item 1. above, then the administrator shall deny the extension request.
    - b. Limit on extensions. Only one administrative time extension shall be approved for any project.
  - (2) Extension by the planning commission.
    - a. Requirements. Upon application to the administrator 45 days prior to the expiration of the extension granted by the administrator, the time limit may be extended six additional months by the planning commission if the applicant presents a schedule indicating that he will apply for a building permit for the entire project or the relevant phase, as the case may be, within the six months.
    - b. Review process. In reviewing any such extension request, the planning commission shall consider the continued appropriateness of the project in the approved location and may add conditions, as necessary, to ensure that the project does not adversely impact other properties in the area and to protect the public interest.



- c. Limit on extensions. Only one six-month time extension may be approved for any project.

(j) Reserved.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5431, § 2, 2-25-03; Ord. No. 5729, § 5, 9-16-05; Ord. No. 5755, § 11, 10-12-05; Ord. No. 5821, § 1, 4-5-06; Ord. No. 6000, § 3, 1-30-08; Ord. No. 6016, § 1, 4-9-08; Ord. No. 6171, § 3, 1-19-11; Ord. No. 6284, § 1, 3-13-13)

SECTION 2. Chapter 18.06 of the Reno Municipal Code is hereby amended by adding certain wording to and deleting certain wording from Section 18.06.407, the same to read as follows:

**Section 18.06.407. Site Plan Review.**

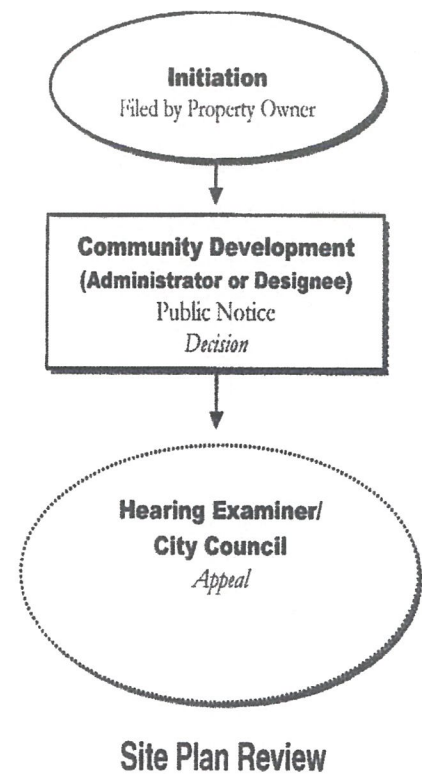
(a) Applicability. Except where other provisions of Title 18 require the review of a special use permit or tentative map application, approval of a site plan review application in accordance with this section may be required as a condition of approval of another application, and shall be required for the following development applications:

- (1) Any land use and development activities made subject to a site plan review under Section 18.08.201.
- (2) Nonresidential facilities that exceed one acre in site area and are located within 300 feet of, but not adjacent to, any residentially zoned property. Primary, secondary or secondary non-traditional schools are exempt.
- (3) Commercial or industrial developments within 300 feet of a primary or secondary school (public or private).
- (4) Communication facilities in a MU, GO, NC, AC, CC, I, IC, IB or HC District that do not meet the use standards set forth in Section 18.08.202(e)(5) "Communication facilities, equipment only," unless exempted in Section 18.08.202(e)(5)(b).

(b) Initiation. Site plan review shall be initiated by application of the property owner.

(c) Review Process.

- (1) Public notice. Public notice shall be provided in accordance with Section 18.06.203 above, except that time requirements for public notice shall be measured from the earliest allowable decision date rather than from the date of public hearing.
- (2) Administrator. Within 30 days of application, the administrator shall approve, approve with conditions or deny the application for site plan review.
- (3) Appeals. The decision of the administrator may be appealed in accordance with Section 18.06.208 above.
- (4) Alternative Process At the discretion of the applicant, site plan reviews may be processed as special use permits in accordance with Section 18.06.405.



(d) Findings. In order to approve a general site plan review application, the administrator shall find the following:

- (1) The proposed project is consistent with all requirements of this title.
- (2) Adequate facilities and services exist or are planned to serve the project.
- (3) The project represents an integrated development with adequate and safe pedestrian, vehicle and bicycle circulation.
- (4) The structure has been designed such that the window placement and height do not adversely affect the privacy of existing residential uses.
- (5) The applicant adequately mitigates the traffic impacts of the project.
- (6) Adequate screening and buffering are provided to minimize impacts to adjacent uses.

In the event that the administrator is unable to make the required findings, then the request for site plan review approval shall be denied.

(e) Site Plan Review for Telecommunication Facilities. Instead of the general findings in subsection (d) above, site plan reviews for telecommunication facilities shall require that the following findings are met:

- (1) It has been demonstrated that alternate commercial or industrial sites are not available;
- (2) Visual impacts from public rights-of-way, residences and parks are reduced;
- (3) The pole has been located at the rear of the parcel or collocated on an existing monopole or utility pole;
- (4) It has been demonstrated that collocation will not provide the coverage required to service the City;
- (5) When located on undeveloped property, the communication facility does not cause future coordination or integration problems with development of the land.
- (6) The applicant complies with the procedures established by the land use authority.
- (7) The facility for personal wireless service meets the standards established.
- (8) The applicant is a provider of wireless telecommunications that is licensed by the Federal Communications Commission to provide wireless telecommunications over a designated radio frequency and authorized to do business in the state; and
- (9) The facility for personal wireless service shall be:
  - a. Architecturally integrated with its surroundings so that it appears to be an architectural feature of a building or other structure and its nature as a facility for personal wireless service is not readily apparent;
  - b. Collocated with a facility for personal wireless service approved, or capable of being approved, by the land use authority, if the facility for personal wireless service that is the subject of the application is architecturally integrated as described in subparagraph (9a) at least to the extent that the facility for personal wireless service with which it is to be located is architecturally integrated.
- (10) Constructed on an existing building or structure owned by a public utility or on property owned by the State or by a local government or, if constructed on an existing building or

structure not owned by a public utility, architecturally compatible with the building or structure.

- (f) Conditions of Approval. The following conditions shall apply to all site plan review applications approved under this subsection:
  - (1) All modifications to plans which are required by conditions of approval must be submitted to the administrator for review and approval prior to issuance of a building permit.
  - (2) All conditions must either be met prior to the issuance of a certificate of occupancy or secured by a bond or letter of credit. The conditions must be completed or satisfied within 12 months of the date the bond or letter of credit is accepted by the City.
- (g) Building Permit Approval. The site plan, as approved by the administrator, shall accompany the plans submitted for building permit approval, and all development of the property shall be in accordance with the approved plan.
- (h) Time Limitations. The owner or developer shall apply for a building permit for the entire project within one year of the date of approval of the site plan review application and maintain the validity of that permit, or the site plan review approval shall be null and void.
- (i) Compliance with Plans.
  - (1) Compliance required. In constructing and operating a project approved pursuant to this section, the developer and/or operator shall comply with all plans, reports, renderings, and materials which were submitted or presented as a part of the application. In the event of a conflict between the approved plans and City Codes, City Codes shall prevail.
  - (2) Minor modifications to approved plans. The administrator may approve minor facade alterations, minor changes in the site plan and minor changes in the conditions of approval at the request of the applicant as long as the administrator first determines that:
    - a. The proposed changes are consistent with applicable provisions of Title 18;
    - b. The proposed changes are within the scope of the original approval;
    - c. The proposed changes will not adversely affect neighboring properties or the public in general;
    - d. The proposed changes respond to comments made or during the public hearing, or involve issues that were not contested at the public hearing.
    - e. The proposed changes are improvements or upgrades to the original approval.

The administrator may require public notice prior to approving changes on contested projects. No other changes may be made without an amendment to the site plan review, utilizing the process outlined above, unless such changes are required as a condition of approval of the original site plan approval.

- (j) Reserved.

(Ord. No. 5729, § 5, 9-16-05; Ord. No. 5755, § 10, 10-12-05; Ord. No. 5821, § 1, 4-5-06; Ord. No. 6000, § 4, 1-30-08; Ord. No. 6016, § 2, 4-9-08; Ord. No. 6171, § 4, 1-19-11)

SECTION 3. The Reno Municipal Code, Chapter 18.08 "Zoning," Article II, "Permitted Uses and Regulations" is hereby amended by modifying Table 18.08-4 entitled "Uses Permitted in Residential Base Zoning Districts," Table 18.08-5 entitled "Uses Permitted in Nonresidential Base Zoning Districts," Tables 18.08-6a and b entitled "Uses Permitted in Regional Centers Base Zoning Districts" and Table

18.08-7 entitled “Uses Permitted in TOD Base Zoning Districts,” the same to read as follows:

**Section 18.08.201. Permitted Uses by Base Zone District.**

- (a) Interpretation of Summary Land Use Tables. Buildings, structures, and land shall be used only in accordance with the uses permitted in the following Summary Land Use Tables, subject to all other applicable requirements of this chapter and title.
  - (1) Organization of Uses and Interpretation of Table Cell Entries. The Summary Land Use Tables in the following subsections set forth the principal, accessory, and temporary uses of land, buildings, and structures allowed in each of the base zone districts in the city, except as noted in subsection (b) below for the special purpose zoning districts. Specific uses are organized alphabetically under the following seven broad use categories:
    - a. Residential;
    - b. Commercial Sales and Services;
    - c. Recreation, Entertainment, and Amusement;
    - d. Lodging;
    - e. Institutional, Public, and Community Service;
    - f. Industrial, Manufacturing, Wholesale, Distribution, and Transportation; and
    - g. Other.

The entry in each table cell indicates whether the use may be established in the particular zone district and what type of review procedure is applicable prior to establishment of the use. A blank square or cell shall mean that the use is not allowed in that zoning district as a principal, accessory, or temporary use. An entry in the cell indicates the use is allowed in the zoning district subject to compliance with all applicable regulations and with the specific type of review procedure, as indicated by one of the following abbreviations:

TABLE 18.08-3: SUMMARY LAND USE TABLE CELL ENTRIES	
SUMMARY LAND USE TABLE CELL ENTRY	MEANING OF SUMMARY LAND USE TABLE CELL ENTRY
"P"	<ul style="list-style-type: none"> <li>• The use is permitted as a principal use in the zoning district by right, and is not subject to a discretionary review procedure.</li> <li>• The use shall comply with all applicable use-specific regulations referenced in the "additional regulations" column of the summary use table, and with all general development and design standards applicable to such use and/or zone district as set forth in this chapter and title.</li> </ul>
"SUP"	<ul style="list-style-type: none"> <li>• The use is permitted in that zoning district only after first obtaining a special use permit (SUP) according to the procedures and criteria set forth in Section 18.06.405.</li> <li>• The use shall comply with all applicable use-specific regulations referenced in the "additional regulations" column of the summary use table, and with all general development and design standards applicable to such use and/or zone district as set forth in this chapter and title.</li> <li>• Any specific regulations referenced in the summary use tables are the minimum conditions for approval of a special use permit for the subject use. Additional conditions may also be required during the public hearing process to ensure compatibility of that use in relation to surrounding uses and the pattern of development, and as needed to make the findings in Section 18.06.405.</li> <li>• Uses subject to special use permits that do not have additional regulations referenced in the summary use tables may have conditions placed on the proposed use during the public hearing process to ensure compatibility of the use in relation to surrounding uses and the pattern of development, and as needed to make the findings in Section 18.06.405.</li> </ul>
"SPR"	<ul style="list-style-type: none"> <li>• The use is permitted in the zoning district only after first obtaining administrative approval of a site plan review as set forth in Section 18.06.407.</li> <li>• The use shall comply with all applicable use-specific regulations referenced in the "additional regulations" column of the summary use table, and with all general development and design standards applicable to such use and/or zone district as set forth in this chapter and title.</li> </ul>

TABLE 18.08-3: SUMMARY LAND USE TABLE CELL ENTRIES	
SUMMARY LAND USE TABLE CELL ENTRY	MEANING OF SUMMARY LAND USE TABLE CELL ENTRY
"A"	<ul style="list-style-type: none"> <li>• The use is permitted as an accessory use to a primary use allowed in the zoning district.</li> <li>• Establishment of the specific accessory use listed in the table does not necessarily exclude other land uses that are generally considered accessory to the primary use.</li> <li>• The accessory use shall comply with all applicable use-specific regulations referenced in the "additional regulations" column of the summary use table, with the accessory use and structure standards stated in Section 18.08.203 of this chapter, and with all general development and design standards applicable to such accessory use and/or zone district as set forth in this chapter and title.</li> </ul>
Blank Cell	<ul style="list-style-type: none"> <li>• The use is prohibited in the zoning district.</li> </ul>

(2) Additional regulations and references.

- a. General. All allowed uses, whether permitted by-right, conditionally, or by special use permit or site plan review, are subject to all applicable zoning, development, and design standards in this chapter and title.
- b. Base zoning district regulations. Land uses shown in the Summary Land Use Tables may be subject to specific regulations and limitations established in the applicable base zoning district. District-specific use and development regulations are found in Article III (District-Specific Standards - Base Zoning Districts) and Article IV (District-Specific Standards - Overlay Zoning Districts).
- c. Overlay zoning district regulations. Land uses shown in the Summary Land Use Tables as allowed in a particular base zoning district may be limited by application of an overlay zoning district. Applicants and property owners should refer the city's official Zoning Maps and to Article IV (District-Specific Standards - Overlay Zoning Districts) below, for applicable overlay zoning provisions.
- d. Use-specific regulations. Allowed uses may also be subject to specific use regulations, as referenced in the "Additional Regulations" column of the Summary Land Use Tables. These additional use-specific regulations are found in Sections 18.08.202, 18.08.203, and 18.08.204 immediately following the use tables, and apply in all zoning districts unless otherwise expressly stated.

(3) Additional thresholds for special use permit review.

- a. Additional special use permit review thresholds. In addition to the establishment of "special use permit" uses in certain zoning districts as indicated by a "SUP" entry in the Summary Land Use Tables, approval of a special use permit is required for certain categories of uses and development activity, regardless of zoning district, as specified in the applicability and exemption provisions of Section 18.06.405 (Special Use Permit). For example, development of commercial uses in a nonresidential zoning district may trigger special use permit review if located adjacent to residentially zoned property.

- (4) Similar and prohibited uses.
- a. The uses permitted in this section are classified on the basis of common operational characteristics and land use compatibility. Uses not specifically listed in this section and in the summary use tables below are prohibited. However, additional new and unlisted uses may be permitted by the administrator if it is found that the use is similar to other uses listed and allowed in the same zoning district.
  - b. When considering requests for a new land use, the administrator shall consider the potential effects of the use on adjacent properties in terms of requirements for services, visual impact, traffic generation, parking, the extent to which the use is consistent with other uses allowed in the district, and other issues the administrator deems appropriate.
- (b) Uses Allowed in Special Purpose Zoning Districts. The Summary Land Use Tables in subsections (c) and (d) below do not include the following special purpose base zoning districts:
- (1) Unincorporated Transition (UT) Districts;
  - (2) PUD Planned Unit Development; and
  - (3) SPD Specific Plan District.
- Uses allowed in the special purpose districts are stated in Section 18.08.302 of this chapter.
- (c) Summary Land Use Table for Residential Base Zone Districts.

TABLE 18.08-4: USES PERMITTED IN RESIDENTIAL BASE ZONING DISTRICTS											
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT REQUIRED A = Permitted as an Accessory Use RESIDENTIAL BASE ZONING DISTRICTS									ADDITIONAL USE REGULATIONS (Apply in All Districts Unless Otherwise Noted)	
	LLR 2.5	LLR 1	LLR .5	SF15	SF9	SF6	SF4	MF 14	MF 21		MF 30
PRINCIPAL USES											
See Section 18.08.202 (Additional Regulations for Principal Uses)											
RESIDENTIAL											
Boarding or Rooming House										SUP	
Cluster Development	SUP	SUP	SUP	SUP	SUP	SUP	SUP				§18.08.202(a)(1).
Congregate Care Facility								P/ SPR/ SUP	P/ SPR/ SUP	P/ SPR/ SUP	§18.08.202(a)(2). MF14, MF21, MF30: SUP required if 50 or more units; SUP required if 100 or more beds in a dormitory style project.
Convent or				P							§18.08.202(a)(3).

**TABLE 18.08-4: USES PERMITTED IN RESIDENTIAL BASE ZONING DISTRICTS**

USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT REQUIRED A = Permitted as an Accessory Use										ADDITIONAL USE REGULATIONS (Apply in All Districts Unless Otherwise Noted)
	RESIDENTIAL BASE ZONING DISTRICTS										
	LLR 2.5	LLR 1	LLR .5	SF15	SF9	SF6	SF4	MF 14	MF 21	MF 30	
PRINCIPAL USES											
See Section 18.08.202 (Additional Regulations for Principal Uses)											
RESIDENTIAL											
Monastery											
Fraternity or Sorority House									SUP	SUP	
Group Home	P	P	P	P	P	P	P	P			§18.08.202(a)(4).
Hospice	P	P	P	P	P	P	P	P	P	P	
Manufactured Home	P	P	P	P	P	P	P	P	P	P	§18.08.202(a)(5).
Mobile Home Park									SUP	SUP	§18.08.202(a)(6).
Mobile Home Subdivision	P	P	P	P	P	P	P	P	P		§18.08.202(a)(6).
Multi-Family						SUP	SUP	P/ SPR/ SUP	P/ SPR/ SUP	P/ SPR/ SUP	§18.08.202(a)(7). All Districts: Parcel/subdivision plat required for condominium conversions. MF14, MF21, MF30: SPR required if more than 4 and less than 50 units; SUP required if 50 or more units.
Nursing Home/Assisted Living Facility									SUP	SUP	§18.08.202(a)(8).
Private Dorm										P/ SPR/ SUP	P/ SPR/ SUP §18.08.202(a)(10). MF21, MF30: SPR review required if more than 4 and less than 50 units; SUP required if 50 or more units.
Single-Family, Attached/ Condominium Townhouse					P/ SPR/ SUP	P/ SPR/ SUP	P/ SPR/ SUP	P/ SPR/ SUP	P/ SPR/ SUP	P/ SPR/ SUP	§18.08.202(a)(9). All Districts: SPR required if more than 4 units and less than the SUP review threshold. SF6, SF9, SF4, MF14, MF21, MF30: SUP required if 50 or more units.



**TABLE 18.08-4: USES PERMITTED IN RESIDENTIAL BASE ZONING DISTRICTS**

USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT REQUIRED A = Permitted as an Accessory Use										ADDITIONAL USE REGULATIONS (Apply in All Districts Unless Otherwise Noted)
	RESIDENTIAL BASE ZONING DISTRICTS										
	LLR 2.5	LLR 1	LLR .5	SF15	SF9	SF6	SF4	MF 14	MF 21	MF 30	
PRINCIPAL USES											
See Section 18.08.202 (Additional Regulations for Principal Uses)											
RESIDENTIAL											
Single-Family, Detached	P	P	P	P	P	P	P	P	P	P	
Single-Family, Zero Lot Line	P	P	P	P	P	P	P	P			
Single Room Occupancy										P/ SPR/ SUP	§18.08.202(a)(10). MF30: SUP required if 50 or more units; SPR required if more than 4 and less than 50 units.

**TABLE 18.08-4: USES PERMITTED IN RESIDENTIAL BASE ZONING DISTRICTS**

USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT REQUIRED A = Permitted as an Accessory Use										ADDITIONAL USE REGULATIONS (Apply in All Districts Unless Otherwise Noted)
	RESIDENTIAL BASE ZONING DISTRICTS										
	LLR 2.5	LLR 1	LLR .5	SF15	SF9	SF6	SF4	MF 14	MF 21	MF 30	
PRINCIPAL USES											
See Section 18.08.202 (Additional Regulations for Principal Uses)											
COMMERCIAL SALES AND SERVICES											
Animal Clinic, Shelter, Hospital or Boarding/Kennel	SUP	SUP	SUP								§18.08.202(b)(2).
Antique/Collectible Store											
Bakery, Retail											
Bar											
Barber/Beauty Shop											
Child Care Center	SUP	SUP	SUP	SUP					P	P	§18.08.202(b)(7).
Cleaners, Commercial											

TABLE 18.08-4: USES PERMITTED IN RESIDENTIAL BASE ZONING DISTRICTS												
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT REQUIRED A = Permitted as an Accessory Use RESIDENTIAL BASE ZONING DISTRICTS									ADDITIONAL USE REGULATIONS (Apply in All Districts Unless Otherwise Noted)		
	LLR 2.5	LLR 1	LLR .5	SF15	SF9	SF6	SF4	MF 14	MF 21			MF 30
PRINCIPAL USES												
See Section 18.08.202 (Additional Regulations for Principal Uses)												
COMMERCIAL SALES AND SERVICES												
Convenience Store												
Copy Center										P	§18.08.202(b)(9).	
Drive-through Facility												
Financial Institution										P	§18.08.202(b)(12).	
General Personal Service										P	§18.08.202(b)(14).	
General Retail Store or Commercial Use Other than Listed										P	§18.08.202(b)(15).	
Laundry, Drop- off/Pickup										P	§18.08.202(b)(18).	
Laundry, Self Service										P	§18.08.202(b)(19).	
Office, Other Than Listed										P	§18.08.202(b)(20).	
Restaurant with Alcohol Service												
Restaurant without Alcohol Service												
TV Broadcasting & Other Communication Service	P	P	P								§18.08.202(b)(26).	

TABLE 18.08-4: USES PERMITTED IN RESIDENTIAL BASE ZONING DISTRICTS											
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT REQUIRED A = Permitted as an Accessory Use										ADDITIONAL USE REGULATIONS (Apply in All Districts Unless Otherwise Noted)
	RESIDENTIAL BASE ZONING DISTRICTS										
	LLR 2.5	LLR 1	LLR .5	SF15	SF9	SF6	SF4	MF 14	MF 21	MF 30	

PRINCIPAL USES											
See Section 18.08.202 (Additional Regulations for Principal Uses)											
RECREATION, ENTERTAINMENT, AND AMUSEMENT											
Community Center, Private	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP			
Country Club, Private	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	§18.08.202(c)(1).
Fitness Center									SUP	SUP	
Private Club, Lodge or Fraternal Organization									SUP	SUP	
Public Park or Recreation Area	P	P	P	P	P	P	P	P	P	P	
Stable (Commercial) or; Riding Academy	SUP	SUP									
Stable (Private)	P	P	P	P							§18.08.202(c)(4).
LODGING											
Bed & Breakfast Inn					SPR	SPR		P	P	P	§18.08.202(d)(1).
Recreational Vehicle Park	SUP										§18.08.202(d)(5).

**TABLE 18.08-4: USES PERMITTED IN RESIDENTIAL BASE ZONING DISTRICTS**

USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT REQUIRED A = Permitted as an Accessory Use										ADDITIONAL USE REGULATIONS (Apply in All Districts Unless Otherwise Noted)
	RESIDENTIAL BASE ZONING DISTRICTS										
	LLR 2.5	LLR 1	LLR .5	SF15	SF9	SF6	SF4	MF 14	MF 21	MF 30	
PRINCIPAL USES											
See Section 18.08.202 (Additional Regulations for Principal Uses)											
INSTITUTIONAL, PUBLIC, AND COMMUNITY SERVICE											
Cemetery/ Mausoleum	SUP	SUP	SUP								§18.08.202(e)(2).
Church/House of Worship			SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	
Communication Facility, Equipment Only	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	§18.08.202(e)(5).
Electric Generating Plant	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	§18.08.202(e)(6).
Electric Utility	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	§18.08.202(e)(6).

**TABLE 18.08-4: USES PERMITTED IN RESIDENTIAL BASE ZONING DISTRICTS**

USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT REQUIRED A = Permitted as an Accessory Use									ADDITIONAL USE REGULATIONS (Apply in All Districts Unless Otherwise Noted)
	RESIDENTIAL BASE ZONING DISTRICTS									
	LLR 2.5	LLR 1	LLR .5	SF15	SF9	SF6	SF4	MF 14	MF 21	

**PRINCIPAL USES**

See Section 18.08.202 (Additional Regulations for Principal Uses)

**INSTITUTIONAL, PUBLIC, AND COMMUNITY SERVICE**

Substation											
Library, Art Gallery or Museum											
Public Transit or School Bus Shelter	P	P	P	P	P	P	P	P	P	P	
School, Primary (Public or Private)	SPR <u>P</u>	SPR <u>P</u>	SPR <u>P</u>	SPR <u>P</u>	SPR <u>P</u>	SPR <u>P</u>	SPR <u>P</u>	SPR <u>P</u>	SPR <u>P</u>	SPR <u>P</u>	§18.08.202(e)(9 <del>8</del> ).
School, Secondary (Public or Private)	SPR <u>P</u>	SPR <u>P</u>	SPR <u>P</u>	SPR <u>P</u>	SPR <u>P</u>	SPR <u>P</u>	SPR <u>P</u>				§18.08.202(e)(10 <del>9</del> ).
Transitional Living Facility											
Utility Box/Well House, Back-up Generator, Pumping or Booster Station	P	P	P	P	P	P	P	P	P	P	§18.08.202(e)(14).
Utility Installation, Other than Listed	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	
Utilities, Major	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	§18.08.202(e)(13).

**INDUSTRIAL, MANUFACTURING, WHOLESALE, DISTRIBUTION AND TRANSPORTATION**

Asphalt or Concrete Batch Plant	SUP										
Mini-warehouse				SUP	SUP	SUP	SUP	SUP	SUP	SUP	§18.08.202(f)(8).

**OTHER PRINCIPAL USES**

Farm (No Commercial Slaughtering)	P	P	P								§18.08.202(g)(1).
Poultry & Hog Farm	SUP	SUP									§18.08.202(g)(1).

**TABLE 18.08-4: USES PERMITTED IN RESIDENTIAL BASE ZONING DISTRICTS**

USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT REQUIRED A = Permitted as an Accessory Use	ADDITIONAL USE REGULATIONS (Apply in All Districts)
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	RESIDENTIAL BASE ZONING DISTRICTS										Unless Otherwise Noted)
	LLR 2.5	LLR 1	LLR .5	SF15	SF9	SF6	SF4	MF 14	MF 21	MF 30	
ACCESSORY USES See Section 18.08.203 (Standards for Accessory Uses and Structures)											
Accessory Dwelling Unit (ADU)											§18.08.203(e)(1).
Caretaker Quarters								A	A	A	§18.08.203(e)(1). Accessory to a principal multi- family or nonresidential use only.
Child Care, In Home (1--6 Children)	A	A	A	A	A	A	A	A	A	A	§18.08.202(e)(3).
Child Care, In Home (7--12 Children)	A- SUP	A- SUP	A- SUP	A- SUP	A- SUP	A- SUP	A- SUP	A- SUP	A- SPR	A- SPR	§18.08.202(e)(3). Permitted as an accessory use subject to SUP or SPR review procedure as shown.
Child Care Center	SUP	SUP	SUP	SUP							§18.08.202(b)(7).
Community Center, Private									A	A	
Drive-through Facility											
Guest Quarters or Guest House	A	A	A	A	A	A	A	A			§18.08.203(e)(1). Accessory only to a principal single- family detached dwelling unit.
Home Occupation	A	A	A	A	A	A	A	A	A	A	§18.08.203(e)(3).
Satellite Dish	A	A	A	A	A	A	A	A	A	A	§18.08.203(e)(4).
Sidewalk Cafés											§18.08.203(e)(4).
Stable (Private)	A	A	A	A							§18.08.202(c)(4).
Tennis Courts	A	A	A	A	A	A	A	A	A	A	§18.08.202(c)(5).
Utilities, Alternative Systems	A	A	A	A	A	A	A	A	A	A	§18.08.203(e)(6).
TEMPORARY USES See Section 18.08.204 (Standards for Temporary Uses and Structures)											
Garage Sales	P	P	P	P	P	P	P	P	P	P	§18.08.204(d)(1).
Temporary Asphalt or Concrete Batch Plant	SUP	SUP	SUP	SUP	SUP	SUP	SUP				§ 18.08.204(d)(2).
Temporary Construction Structures	P	P	P	P	P	P	P	P	P	P	§18.08.204(d)(5).

**TABLE 18.08-4: USES PERMITTED IN RESIDENTIAL BASE ZONING DISTRICTS**

USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT REQUIRED A = Permitted as an Accessory Use										ADDITIONAL USE REGULATIONS (Apply in All Districts Unless Otherwise Noted)
	RESIDENTIAL BASE ZONING DISTRICTS										
	LLR 2.5	LLR 1	LLR .5	SF15	SF9	SF6	SF4	MF 14	MF 21	MF 30	

ACCESSORY USES See Section 18.08.203 (Standards for Accessory Uses and Structures)											
Temporary Real Estate Sales Office	P	P	P	P	P	P	P	P	P	P	§18.08.204(d)(6).
Temporary Stockpiling	P	P	P	P	P	P	P	P	P	P	§18.08.204(d)(8).
Temporary Urban Farm	P	P	P	SPR	SPR	SPR	SPR	SPR	SPR	SPR	§18.08.204(d)(9).

(d) Summary Use Table for Nonresidential Base Zone Districts.

**TABLE 18.08-5: USES PERMITTED IN NONRESIDENTIAL BASE ZONING DISTRICTS**

USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT A = PERMITTED AS ACCESSORY USE											ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	NONRESIDENTIAL BASE ZONING DISTRICTS											
	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB	
PRINCIPAL USES												
See Section 18.08.202 (Additional Regulations for Principal Uses)												
RESIDENTIAL												
Boarding or Rooming House							P					
Congregate Care Facility					P/ SUP	P/ SUP	P/ SUP					§18.08.202(a)(2). NC, AC, CC: SUP required if 100 or more units; SUP required if 200 or more beds in a dormitory style project.
Convent or Monastery				SUP			P					
Fraternity or Sorority House												
Group Home		P		P	P	P	P					§18.08.202(a)(4).
Hospice		P		P	P	P	P	P				

**TABLE 18.08-5: USES PERMITTED IN NONRESIDENTIAL BASE ZONING DISTRICTS**

USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT A = PERMITTED AS ACCESSORY USE											ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	NONRESIDENTIAL BASE ZONING DISTRICTS											
	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB	
PRINCIPAL USES												
See Section 18.08.202 (Additional Regulations for Principal Uses)												
RESIDENTIAL												
Manufactured Home												§18.08.202(a)(5).
Multi-Family					P/ SPR	P/ SPR	P/ SPR					§18.08.202(a)(7). All Districts:Parcel/subdivision plat required for condominium conversions. NC, AC, CC: SPR required if more than 4 units.
Nursing Home/ Assisted Living Facility						P						§18.08.202(a)(8).
Private Dorm				P/ SPR/ SUP								§18.08.202(a)(10). PF: SPR required if more than 4 and less than 50 rooms; SUP required if 50 or more rooms.
Single- Family, Attached/ Condominium Townhouse		P/ SPR/ SUP		P/ SPR/ SUP	P/ SPR/ SUP	P/ SPR/ SUP	P/ SPR/ SUP					§18.08.202(a)(9). All Districts: SPR required if more than 4 units and less than the SUP review threshold. PO, PF, NC: SUP required if 20 or more units. AC, CC: SUP required if 100 or more units.
Single- Family, Detached	P	P		P								OS: Minimum lot size shall be 50 acres.
Single- Family, Zero Lot Line												
Single Room Occupancy				P/ SPR/ SUP		P/ SPR/ SUP	P/ SPR/ SUP					§18.08.202(a)(10). PF, AC, CC: SPR required if more than 4 and SUP not required. PF: SUP required if 50 or

TABLE 18.08-5: USES PERMITTED IN NONRESIDENTIAL BASE ZONING DISTRICTS													
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT A = PERMITTED AS ACCESSORY USE											ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)	
	NONRESIDENTIAL BASE ZONING DISTRICTS												
	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB		
PRINCIPAL USES													
See Section 18.08.202 (Additional Regulations for Principal Uses)													
RESIDENTIAL													
													more units. AC, CC: SUP required if 100 or more units.

(Ord. No. 5762, § 1, 11-18-05)

TABLE 18.08-5: USES PERMITTED IN NONRESIDENTIAL BASE ZONING DISTRICTS													
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT A = PERMITTED AS ACCESSORY USE											ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)	
	NONRESIDENTIAL BASE ZONING DISTRICTS												
	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB		
PRINCIPAL USES													
See Section 18.08.202 (Additional Regulations for Principal Uses)													
COMMERCIAL SALES AND SERVICES													
Adult Business									P	P	P	§18.08.202(b)(1).	
Animal Clinic, Shelter, Hospital or Boarding/ Kennel			P		P	P	P		P	P	P	GO, NC, AC, CC: §18.08.202(b)(2).	
Antique/ Collectible Store					P	P	P						
Astrologer, Hypnotist or Psychic Art & Science					SUP	P	P						
Auto Repair Garage and Paint and Body Shop						P	P		P	P		§18.08.202(b)(3).	



**TABLE 18.08-5: USES PERMITTED IN NONRESIDENTIAL BASE ZONING DISTRICTS**

USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT A = PERMITTED AS ACCESSORY USE											ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	NONRESIDENTIAL BASE ZONING DISTRICTS											
	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB	

PRINCIPAL USES												
See Section 18.08.202 (Additional Regulations for Principal Uses)												
COMMERCIAL SALES AND SERVICES												
Automobile & Truck Sales and Mobile Home, RV, Boat & Trailer Sales or Rental						SUP	SUP		P	P		I: §18.08.301(d).
Automobile Rental						SUP				P		§18.08.202(b)(4)
Bakery, Retail					P	P	P					NC: §18.08.202(b)(5).
Bar						SUP	SUP		P			
Barber/ Beauty Shop		P	P		P	P	P					
Building & Landscape Material/ Lumber Yard						P	P		P	P		CC, I, IC: §18.08.202(b)(6).
Call Center			P			P	P		P	P	P	
Car Wash					SUP	SUP	P		P	P		
Child Care Center			P	P	P	P	P	P	P	P	P	§18.08.202(b)(7).
Cleaners, Commercial					P	P	P		P	P		NC: §18.08.202(b)(8).
Convenience Store					SUP	P	P		P	SUP	SUP	
Copy Center		P	P	SUP	P	P	P		P	P	P	PO: §18.08.202(b)(9).
Custom & Craft Work					P	P	P		P	P	P	NC, AC, CC: §18.08.202(b)(10).
Drive-through Facility						P	P					§18.08.202(b)(11).
Escort Service/ Outcall												
Financial Institution		SUP	P	SUP	SUP	P	P			P/ SUP	P/ SUP	NC, IC, IB: SUP required if drive-through facility.
Freestanding Automated		P	P	P	P	P	P		P	P	P	§18.08.202(b)(13).

**TABLE 18.08-5: USES PERMITTED IN NONRESIDENTIAL BASE ZONING DISTRICTS**

USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT A = PERMITTED AS ACCESSORY USE											ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	NONRESIDENTIAL BASE ZONING DISTRICTS											
	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB	

PRINCIPAL USES												
See Section 18.08.202 (Additional Regulations for Principal Uses)												

COMMERCIAL SALES AND SERVICES												
Teller Machine												
General Personal Service		SUP	SUP		P	P	P					PO, GO: §18.08.202(b)(14).
General Retail Store or Commercial Use Other than Listed					P	P	P	P				NC: §18.08.202(b)(15).
Household Goods, Light Service, Repair & Assembly					P	P	P		P	P		All Except I: §18.08.202(b)(16).
Laboratory		P/ SUP	P/ SUP	P/ SUP		P/ SUP	P/ SUP		P/ SUP	P/ SUP	P/ SUP	§18.08.202(b)(17). SUP required if use meets "Group H" occupancy (as defined in the building code in effect in the city) or if more than 4,000 sq. ft.
Laundry, Drop-off/ Pickup			P		P	P	P			P		GO, NC: §18.08.202(b)(18).
Laundry, Self Service					P	P	P			P		
Medical Facility, Day Use Only		P	P	P	P	P	P					
Office, Other Than Listed		P	P	P	P	P	P		P	P	P	I §18.08.202(b)(20)c.
Open Lot Parking		SPR	SPR	SPR	SPR	SPR	P		P	P		§18.08.202(b)(21).
Pawn Shop						SUP	SUP					§18.08.202(b)(22).
Pet Store					SUP	P	P					
Plant Nursery/					P	P	P		P	P	P	NC, AC, CC: §18.08.202(b)(23).

**TABLE 18.08-5: USES PERMITTED IN NONRESIDENTIAL BASE ZONING DISTRICTS**

USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT A = PERMITTED AS ACCESSORY USE											ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	NONRESIDENTIAL BASE ZONING DISTRICTS											
	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB	
PRINCIPAL USES												
See Section 18.08.202 (Additional Regulations for Principal Uses)												
COMMERCIAL SALES AND SERVICES												
Garden Supply												
Recording Studio		P	P	P	P	P	P		P	P	P	
Restaurant with Alcohol Service			SUP		SUP	P	P		P	P	P	AC, CC, I, IB, IC: §18.08.202(b)(24).
Restaurant without Alcohol Service		SUP	SUP		P	P	P		P	P	P	
Sale of Low Volume Bulky Goods					P	P	P			P		
Gas Station					SUP	P	P	P	P	P		§18.08.202(b)(25).
Tattoo Parlor, Body Painting, & Similar Uses						P	P		P	P		
TV Broadcasting & Other Communica- tion Service		P	P	P	P	P	P		P	P	P	PO, GO, PF, NC, AC, CC: §18.08.202(b)(26).
Wedding Chapel						P						

**TABLE 18.08-5: USES PERMITTED IN NONRESIDENTIAL BASE ZONING DISTRICTS**

USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT A = PERMITTED AS ACCESSORY USE											ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	NONRESIDENTIAL BASE ZONING DISTRICTS											
	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB	
PRINCIPAL USES												
See Section 18.08.202 (Additional Regulations for Principal Uses)												
RECREATION, ENTERTAINMENT, AND AMUSEMENT												
Casino (see Hotel with Nonrestricted Gaming Operation												
Commercial Amusement/ Recreation (Outside)						SUP	SUP		SUP	SUP		
Commercial Amusement/ Recreation (Inside) other than listed						P	P		P	P		
Country Club, Private												
Fitness Center				SUP	P	P	P		P	P	P	
Gun Range (Indoor)				SUP			SUP		SUP			
Night Club					SUP	SUP	SUP	P				NC: §18.08.302(c).
Pool or Billiard Parlor						SUP	P			P		
Private Club, Lodge or Fraternal Organization		SUP	SUP			P	P	P				
Public Park or Recreation Area	P	P	P	P	P	P	P	P	P	P	P	
Sports Arena, Stadium, or Track	SUP			SUP		SUP		SUP	SUP			
Stable (Commercial) or Riding						P	P	P				CC, HC: §18.08.202(c)(3).

TABLE 18.08-5: USES PERMITTED IN NONRESIDENTIAL BASE ZONING DISTRICTS													
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT A = PERMITTED AS ACCESSORY USE											ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)	
	NONRESIDENTIAL BASE ZONING DISTRICTS												
	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB		
PRINCIPAL USES													
See Section 18.08.202 (Additional Regulations for Principal Uses)													
RECREATION, ENTERTAINMENT, AND AMUSEMENT													
Academy													
Tennis Courts	P	P	P	P	P	P	P	P	P	P	P		All Except OS, HC: §18.08.202(c)(5).
Theater (No Drive-in)				P		P	P		SPR	SPR	SPR		
Video Arcades					P	P	P						
LODGING													
Bed & Breakfast Inn		SPR			SPR	P	P	P					PO, NC: §18.08.202(d)(1).
Hotel with Nonrestricted Gaming Operation								SUP					§18.08.202(d)(2). §18.08.202(d)(3).
Hotel (Without Nonrestricted Gaming Operation)						P		SUP					§18.08.202(d)(2).
Hotel-Condominium									P	P			
Motel						P/ SPR/ SUP	P/ SPR/ SUP						AC, CC: SPR required if over 20 units and under 80 units; SUP required if 80 or more rooms.
Motel with Nonrestricted Gaming Operation								SUP					§18.08.202(d)(4).
Recreational Vehicle Park						SUP		SUP					§18.08.202(d)(5).

**TABLE 18.08-5: USES PERMITTED IN NONRESIDENTIAL BASE ZONING DISTRICTS**

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	NONRESIDENTIAL BASE ZONING DISTRICTS											
	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB	
PRINCIPAL USES												
See Section 18.08.202 (Additional Regulations for Principal Uses)												
INSTITUTIONAL, PUBLIC, AND COMMUNITY SERVICE												
Blood Plasma Donor Center						P	P			P		§18.08.202(e)(1).
Cemetery/ Mausoleum				SUP		P						§18.08.202(e)(2).
Church/ House of Worship				P	P	P	P			SUP		NC: §18.08.202(e)(4).
College, University, or Seminary			P	P		P	P					
Communica- tion Facility, Equipment Only		SPR	P	SPR	P	P	P	P	P	P	P	§18.08.202(e)(5).
Electric Generating Plant	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	P	P/ SPR	P/ SPR	§18.08.202(e)(6). IC, IB: SPR required if adjacent to residentially zoned property.
Electric Utility Substation	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	P	P/ SPR	P/ SPR	§18.08.202(e)(6). IC, IB: SPR required if adjacent to residentially zoned property.
Funeral Parlor						P	P					
Government Facility		P	P	P	P	P	P			P	P	
Hospital, Acute & Overnight Care				SUP		P						
Library, Art Gallery or Museum		P	P	P	P	P	P					
Post Office		SPR	SPR	P	SPR	SPR	SPR		P	P		
Prison/ Custodial Institution				SUP								

**TABLE 18.08-5: USES PERMITTED IN NONRESIDENTIAL BASE ZONING DISTRICTS**

USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT A = PERMITTED AS ACCESSORY USE											ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	NONRESIDENTIAL BASE ZONING DISTRICTS											
	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB	
PRINCIPAL USES												
See Section 18.08.202 (Additional Regulations for Principal Uses)												
INSTITUTIONAL, PUBLIC, AND COMMUNITY SERVICE												
Public Meal Provider/ Homeless Services									P			§18.08.202(e)(7).
Public Transit or School Bus Shelter	P	P	P	P	P	P	P	P	P	P	P	
School, Primary (Public or Private)				P								§18.08.202(e)(8).
School, Secondary (Public or Private)				P		SPR P	SPR P					§18.08.202(e)(9).
School, Non-Traditional, Secondary (Public or Private)				P								§18.08.202(e)(10).
School, Vocational/ Trade			P	A		P	P		P	P	P	GO, AC, CC: §18.08.202(e)(11).
Transitional Living Facility				P			SUP					§ 18.08.202(e)(12).
Utility Box/Well House, Back- up Generator, Pumping or Booster Station	P	P	P	P	P	P	P	P	P	P	P	§18.08.202(e)(13).
Utility Installation, Other than Listed	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	
Utilities, Major	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	§18.08.202(e)(12).

(Ord. No. 5762, § 1, 11-18-05)

TABLE 18.08-5: USES PERMITTED IN NONRESIDENTIAL BASE ZONING DISTRICTS												
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT A = PERMITTED AS ACCESSORY USE											ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	NONRESIDENTIAL BASE ZONING DISTRICTS											
	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB	
PRINCIPAL USES												
See Section 18.08.202 (Additional Regulations for Principal Uses)												
INDUSTRIAL, MANUFACTURING, WHOLESALE, DISTRIBUTION AND TRANSPORTATION												
Asphalt or Concrete Batch Plant									SUP			
Animal & Animal Byproduct Processing									SUP			§18.08.202(f)(1).
Bus or other Transporta- tion Terminal				SUP			P		P	P		CC, IC: §18.08.202(f)(2).
Chemical Processing and/or Manufacture									SUP	SUP	SUP	
Collection Station					SUP	SUP	SUP		P	P		NC, AC, CC: §18.08.202(f)(3).
Crematorium						SUP	SUP		P	P		§ 18.08.202(f)(4)
Food Processing/ Wholesale Bakery							P		P	P	P	
Hazardous Waste									P/ SUP	P/ SUP	P/ SUP	§18.08.202(f)(5). SUP required if use is not ancillary to retail or commercial use, or if facility is more than 4,000 sq. ft.
Heavy Machinery & Equipment (Rental, Sales & Service)									P	P		
Helipad			P	P		P	P	P	P	P		§18.08.202(f)(7).



**TABLE 18.08-5: USES PERMITTED IN NONRESIDENTIAL BASE ZONING DISTRICTS**

USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT A = PERMITTED AS ACCESSORY USE											ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	NONRESIDENTIAL BASE ZONING DISTRICTS											
	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB	
PRINCIPAL USES												
See Section 18.08.202 (Additional Regulations for Principal Uses)												
INDUSTRIAL, MANUFACTURING, WHOLESALE, DISTRIBUTION AND TRANSPORTATION												
Indoor Manufactur- ing, Process- ing, Assembly or Fabrication			SUP						P	P	P	GO: §18.08.202(f)(8).
Maintenance, Repair or Renovation Business						P			P	P		AC: §18.08.202(f)(9).
Mining, Sand and Gravel Excavation	SUP								SUP			
Mini- warehouse					SUP	SUP	SUP		P	P		AC, CC, NC: §18.08.202(f)(10).
Outdoor Manufactur- ing, Process- ing, Assembly or Fabrication									SUP	SUP		
Outdoor Storage									P	P	SUP	I, IC, IB: §18.08.202(f)(11).
Printing & Publishing						P			P	P	P	
Railroad Yard or Shop				P					P			PF: §18.08.202(f)(12).
Rental Store, w/Outdoor storage; Truck Rental						SUP	SUP		P	P		
Salvage or Reclamation of Products (Indoors)									P	P		
Septic Tank Services									SUP			
Showroom					P	P	P					
Taxidermist						P	P		P	P		

**TABLE 18.08-5: USES PERMITTED IN NONRESIDENTIAL BASE ZONING DISTRICTS**

USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT A = PERMITTED AS ACCESSORY USE											ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	NONRESIDENTIAL BASE ZONING DISTRICTS											
	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB	
PRINCIPAL USES												
See Section 18.08.202 (Additional Regulations for Principal Uses)												
INDUSTRIAL, MANUFACTURING, WHOLESALE, DISTRIBUTION AND TRANSPORTATION												
Towing & Impound Yard									P	P		§18.08.202(f)(13).
Transfer Station									P			§18.08.202(f)(14).
Truck Stop/ Travel Plaza									SUP	SUP		§18.08.202(f)(15).
Truck Terminal									SUP	SUP		
Warehouse/ Distribution Center									P	P		
Welding Repair									P	P		§18.08.202(f)(16).
Wholesale of construction materials									P	P	P	I, IB: §18.08.202(f)(17).
Wholesale of products manufactured or assembled on site									P	P	P	
Wrecking Yard, Salvage Yard, or Junk Yard (Outside)									SUP			
OTHER												
Farm (No Commercial Slaughtering)	P											OS: §18.08.202(g)(1).
Poultry and Hog Farm	SUP											OS: §18.08.202(g)(1).

**TABLE 18.08-5: USES PERMITTED IN NONRESIDENTIAL BASE ZONING DISTRICTS**

USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT A = PERMITTED AS ACCESSORY USE											ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	NONRESIDENTIAL BASE ZONING DISTRICTS											
	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB	
ACCESSORY USES See Section 18.08.203 (Standards for Accessory Uses and Structures)												
Caretaker Quarters		A	A	A	A	A	A	A	A	A	A	§18.08.203(e)(1). Accessory to a principal multi-family or non-residential use only.
Accessory retail sales associated with a principal manufacturing, wholesaling, distribution or warehousing use.										A		§ 18.08.203(d)(2)
Automobile Rental								A				§18.08.202(b)(4)
Bakery, Retail			A	A				A				
Bar								A				
Barber/ Beauty Shop				A				A				
Bus or other Transporta- tion Terminal								A				
Child Care, In Home (1--6 Children)				A- SPR	A	A	A					§18.08.202(e)(3). Permitted as an accessory use to a principal residential use, subject to SUP or SPR review procedure as shown.
Child Care, In Home (7--12 Children)		A		A- SPR	A	A	A					§18.08.202(e)(3). Permitted as an accessory use to a principal residential use, subject to SUP or SPR review procedure as shown.
Child Care Center		A										§18.08.202(b)(7).
Commercial Amusement/ Recreation								A				

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	NONRESIDENTIAL BASE ZONING DISTRICTS											
	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB	
ACCESSORY USES												
See Section 18.08.203 (Standards for Accessory Uses and Structures)												
(Outside)												
Commercial Amusement/ Recreation (Inside)								A				
Community Center, Private												
Copy Center								A				
Drive-through Facility (Food and Beverage Service			A			A	A			A- SUP	A- SUP	§18.08.202(b)(11). IC, IB: Subject to SUP approval.
Drive-through Facility (Non- Food and Beverage Service			A			A	A			A- SUP	A- SUP	§18.08.202(b)(12). IC, IB: Subject to SUP approval.
Financial Institution								A	A			
Fitness Center		A	A					A				
Gaming Operation, Restricted		A	A	A	A	A	A	A	A	A	A	§18.08.202(c)(2).
General Personal Service								A				
Government Facility									A			
Gun Range (Indoor)								A				
Home Occupation	A	A		A	A	A	A	A				§18.08.203(e)(3).
Indoor Storage, incidental to a permitted use		A	A	A	A	A	A	A	A	A	A	
Laundry, Drop- off/Pickup								A				

**TABLE 18.08-5: USES PERMITTED IN NONRESIDENTIAL BASE ZONING DISTRICTS**

USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT A = PERMITTED AS ACCESSORY USE											ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	NONRESIDENTIAL BASE ZONING DISTRICTS											
	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB	
ACCESSORY USES See Section 18.08.203 (Standards for Accessory Uses and Structures)												
Laundry, Self Service								A				
Library, Art Gallery or Museum								A				
Pet Store								A				
Pool or Billiard Parlor								A				
Post Office								A				
Recording Studio								A				
Restaurant with Alcohol Service				A				A				
Restaurant without Alcohol Service				A				A				
School, Vocational/ Trade				A								
Gas Station				A								§18.08.202(b)(25).
Showroom			A						A	A	A	
Sidewalk Cafés		A	A		A	A	A		A	A	A	§18.08.203(e)(5).
Tennis Courts								A				
Theater (No Drive-in)								A				
TV Broadcasting & Other Communica- tion Service								A				§18.08.202(b)(26).
Utility Alternative System	A	A	A	A	A	A	A	A	A	A	A	§18.08.203(e)(6).
Warehouse/ Distribution Center				A								
Wedding								A				

**TABLE 18.08-5: USES PERMITTED IN NONRESIDENTIAL BASE ZONING DISTRICTS**

USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT A = PERMITTED AS ACCESSORY USE											ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)	
	NONRESIDENTIAL BASE ZONING DISTRICTS												
	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB		
ACCESSORY USES See Section 18.08.203 (Standards for Accessory Uses and Structures)													
Chapel													
Welding Repair				A								§18.08.202(f)(14).	
Video Arcades								A					

**TABLE 18.08-5: USES PERMITTED IN NONRESIDENTIAL BASE ZONING DISTRICTS**

USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT A = PERMITTED AS ACCESSORY USE											ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	NONRESIDENTIAL BASE ZONING DISTRICTS											
	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB	
TEMPORARY USES See Section 18.08.204 (Standards for Temporary Uses and Structures)												
Temporary Carnival, Circus, Entertainment Event, Amusement Ride				P		P	P	P				§18.08.204(d)(3).
Temporary Christmas Tree Sales Lot & Similar Uses					P	P	P					§18.08.204(d)(4).
Temporary Construction Structures		P	P	P	P	P	P	P	P	P	P	§18.08.204(d)(5).
Temporary Open Lot Parking		P	P	P	P	P			P	P		§18.08.204(d)(7).
Temporary Stockpiling	P	P	P	P	P	P	P	P	P	P	P	§18.08.204(d)(8).
TemporaryUrban	P	P	P	P	P	P	P	P	P	P	P	§18.08.204(d)(9).

**TABLE 18.08-5: USES PERMITTED IN NONRESIDENTIAL BASE ZONING DISTRICTS**

USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT A = PERMITTED AS ACCESSORY USE											ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	NONRESIDENTIAL BASE ZONING DISTRICTS											
	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB	
TEMPORARY USES												
See Section 18.08.204 (Standards for Temporary Uses and Structures)												
Farm												

(e) Mixed Use Base Zone Districts.

**TABLE 18.08-6-A: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS**

USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE											ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	REGIONAL CENTERS BASE ZONING DISTRICTS											
	CRC/ GMU	CRC/ PF	CRC/ TC	CRC/ TMU	CRC/ RES	DRC	DRRC/ ENT	DRRC/ KEY	DRRC/ CALI	DRRC/ WELLS	DRRC/ TRUC KEE	

**PRINCIPAL USES**

See Section 18.08.202 (Additional Regulations for Principal Uses)

**RESIDENTIAL**

Boarding or Rooming House	P		P	P		P		P		P		
Congregate Care Facility	P		P	P	P/SPR /SUP	P	P	P	P	P	P	§18.08.202(a)(2).
Convent or Monastery	P	SUP	P	P		P	P	P	P	P	P	
Fraternity or Sorority House	SUP		SUP	SUP		SUP	SUP	SUP	SUP	SUP	SUP	
Group Home	P	P	P	P	P	P	P	P	P	P	P	§18.08.202(a)(4).
Hospice	P	P	P	P	P	P	P	P	P	P	P	
Manufactured Home	P		P	P	P	P	P	P	P	P	P	§18.08.202(a)(5).

**TABLE 18.08-6-A: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS**

USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE											ADDITIONAL USE REGULATIONS (Apply in All Zone
	REGIONAL CENTERS BASE ZONING DISTRICTS											Districts Unless
	CRC/ GMU	CRC/ PF	CRC/ TC	CRC/ TMU	CRC/ RES	DRC	DRRC/ ENT	DRRC/ KEY	DRRC/ CALI	DRRC/ WELLS	DRRC/ TRUC KEE	Otherwise Noted)

**PRINCIPAL USES**

See Section 18.08.202 (Additional Regulations for Principal Uses)

**RESIDENTIAL**

Multi-Family	P		P	P	P/SPR /SUP	P	P	P	P	P	P	
Mobile Home Park					SUP							§18.08.202(a)(6).
Mobile Home Subdivision					P							§18.08.202(a)(6).
Multi-Family	P		P	P	P/SPR /SUP	P	P	P	P	P	P	§18.08.202(a)(7).
Nursing Home/ Assisted Living Facility	P		P	P	SUP	P	P	P	P	P	P	
Private Dorm	P	P/SPR /SUP	P	P		P	P	P	P	P	P	§18.08.202(a)(10).
Single-Family, Attached/ Condominium Townhouse	P/SPR/ SUP	P/SPR /SUP	P	P/SPR /SUP	P/SPR /SUP	P/SPR /SUP	P	P	P	P	P/SPR/ SUP	§18.08.202(a)(9).
Single-Family, Detached		P		P	P	SUP						
Single-Family, Zero Lot Line	P		P	P	P	P	P	P	P	P	P	
Single Room	P	P/SPR /SUP	P	P		P	P	P	P	P	P	§18.08.202(a)(10).



**TABLE 18.08-6-A: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS**

USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE											ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	REGIONAL CENTERS BASE ZONING DISTRICTS											
	CRC/ GMU	CRC/ PF	CRC/ TC	CRC/ TMU	CRC/ RES	DRC	DRRC/ ENT	DRRC/ KEY	DRRC/ CALI	DRRC/ WELLS	DRRC/ TRUC KEE	

**PRINCIPAL USES**

See Section 18.08.202 (Additional Regulations for Principal Uses)

**RESIDENTIAL**

Occupancy												
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**TABLE 18.08-6-A: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS**

USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE											ADDITIONAL USE REGULATION S  (Apply in All Zone Districts Unless Otherwise Noted)
	REGIONAL CENTERS BASE ZONING DISTRICTS											
	CRC/ GMU	CRC/ PF	CRC/ TC	CRC/ TMU	CRC/ RES	DRC	DRRC/ ENT	DRRC/ KEY	DRRC/ CALI	DRRC/ WELLS	DRRC/ TRUC KEE	

**PRINCIPAL USES**

See Section 18.08.202 (Additional Regulations for Principal Uses)

**COMMERCIAL SALES AND SERVICES**

Adult Business												
Animal Clinic, Shelter, Hospital or Boarding/ Kennel	P		P	P		P	P	P	P	P		§18.08.202(b)(2).
Antique/ Collectible Store	P		P	P		P	P	P	P	P	P	
Astrologer, Hypnotist or Psychic Art & Science	P		P	P		P	P	P	P	P	P	
Auto Repair Garage and Paint and Body Shop	SUP		SUP			SUP		SUP		SUP		§18.08.202(b)(3).
Automobile & Truck Sales						SUP						

**TABLE 18.08-6-A: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS**

USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE											ADDITIONAL USE REGULATION S  (Apply in All Zone Districts Unless Otherwise Noted)
	REGIONAL CENTERS BASE ZONING DISTRICTS											
	CRC/ GMU	CRC/ PF	CRC/ TC	CRC/ TMU	CRC/ RES	DRC	DRRC/ ENT	DRRC/ KEY	DRRC/ CALI	DRRC/ WELLS	DRRC/ TRUC KEE	

**PRINCIPAL USES**

See Section 18.08.202 (Additional Regulations for Principal Uses)

**COMMERCIAL SALES AND SERVICES**

and Mobile Home, RV, Boat & Trailer Sales or Rental												
Automobile Rental	P		P	SUP		SUP	SUP	SUP	SUP	SUP	SUP	§18.08.202(b)(4)
Bakery, Retail	P		P	P	SUP	P	P	P	P	P	P	
Bar	P/SUP		P	P		P	P	P	P	P	P	CRC/GMU: SUP adjacent to Residential Master Plan Land Use designation.
Barber/ Beauty Shop	P		P	P	SUP	P	P	P	P	P	P	
Building & Landscape Material/ Lumber Yard	P			P		P		P				§18.08.202(b)(6).
Call Center	P		P	P		P	P	P	P	P	P	
Car Wash	P		P	P			P	P	P	P		
Child Care Center	P	P	P	P	SUP	P	P	P	P	P	P	§18.08.202(b)(7).
Cleaners, Commercial	P		P	P		P	P	P	P	P		
Convenience Store	P		P	P		P	P	P	P	P	P	
Copy Center	P	SUP	P	P		P	P	P	P	P	P	
Custom & Craft Work	P		P	P		P	P	P	P	P	P	§18.08.202(b)(10).
Drive-through Facility	SUP		SUP	SUP				SUP				§18.08.202(b)(11).
Escort Service/ Outcall							P					Shall be at least 1,000 feet from any child care center or facility

**TABLE 18.08-6-A: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS**

USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE											ADDITIONAL USE REGULATION S (Apply in All Zone Districts Unless Otherwise Noted)
	REGIONAL CENTERS BASE ZONING DISTRICTS											
	CRC/ GMU	CRC/ PF	CRC/ TC	CRC/ TMU	CRC/ RES	DRC	DRRC/ ENT	DRRC/ KEY	DRRC/ CALI	DRRC/ WELLS	DRRC/ TRUC KEE	

**PRINCIPAL USES**

See Section 18.08.202 (Additional Regulations for Principal Uses)

**COMMERCIAL SALES AND SERVICES**

Financial Institution	P	SUP	P	P		P	P	P	P	P	P	
Freestanding Automated Teller Machine	P	P	P	P		P		P	P	P		
General Personal Service	P		P	P		P	P	P	P	P	P	
General Retail Store or Commercial Use Other than Listed	P		P	P	SUP	P	P	P	P	P	P	
Household Goods, Light Service, Repair & Assembly	P		P	P		P	P	P	P	P	P	§18.08.202(b)(16).
Laboratory	P/SUP	P/SUP	P/SUP	P/SUP		P/SUP		P/SUP	P/SUP	P/SUP		§18.08.202(b)(17).
Laundry, Drop-off/ Pickup	P		P	P		P	P	P	P	P	P	
Laundry, Self Service	P		P	P		P	P	P	P	P	P	
Medical Facility, Day Use Only	P	P	P	P		P	P	P	P	P	P	
Office, Other Than Listed	P	P	P	P		P	P	P	P	P	P	
Open Lot Parking	P	SPR	P	P		P	P	P	P	P		§18.08.202(b)(21).
Pawn Shop	SUP		SUP	SUP								§18.08.202(b)(22).
Pet Store	P		P	P		P	P	P	P	P	P	
Plant Nursery/ Garden Supply	P		P	P	SUP	P	P	P	P	P	P	§18.08.202(b)(23).
Recording Studio	P	P	P	P		P	P	P	P	P	P	

**TABLE 18.08-6-A: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS**

USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE											ADDITIONAL USE REGULATION S (Apply in All Zone Districts Unless Otherwise Noted)
	REGIONAL CENTERS BASE ZONING DISTRICTS											
	CRC/ GMU	CRC/ PF	CRC/ TC	CRC/ TMU	CRC/ RES	DRC	DRRC/ ENT	DRRC/ KEY	DRRC/ CALI	DRRC/ WELLS	DRRC/ TRUC KEE	
PRINCIPAL USES												
See Section 18.08.202 (Additional Regulations for Principal Uses)												
COMMERCIAL SALES AND SERVICES												
Restaurant with Alcohol Service	P		P	P		P	P	P	P	P	P	
Restaurant without Alcohol Service	P		P	P		P	P	P	P	P	P	
Sale of Low Volume Bulky Goods	P		P	P		P	P	P	P	P	P	
Gas Station	P		P			SUP		SUP	P	SUP		§18.08.202(b)(2 5)
Tattoo Parlor, Body Painting, & Similar Uses	P/SUP		P			P	P			P		CRC/GMU: SUP adjacent to Residential Master Plan Land Use designation.
TV Broadcasting & Other Communication Service	P	P	P			P	P	P	P	P	P	§18.08.202(b)(2 6).
Wedding Chapel	P		P	P		P	P	P	P	P	P	

**TABLE 18.08-6-A: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS**

USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE											ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	REGIONAL CENTERS BASE ZONING DISTRICTS											
	CRC/ GMU	CRC/ PF	CRC/ TC	CRC/ TMU	CRC/ RES	DRC	DRRC/ ENT	DRRC/ KEY	DRRC/ CALI	DRRC/ WELLS	DRRC/ TRUC KEE	
PRINCIPAL USES												
See Section 18.08.202 (Additional Regulations for Principal Uses)												
RECREATION, ENTERTAINMENT, AND AMUSEMENT												
Casino (see Hotel w/Non-Restricted Gaming)												
Commercial Amusement/ Recreation (Outside)	SUP		SUP			SUP	SUP	SUP	SUP	SUP	SUP	
Commercial Amusement/ Recreation (Inside) other than listed	P		P	P		P	P	P	P	P	P	
Community Center, Private					SUP							
Convention Center	SUP		SUP				P	SUP		SUP	SUP	
Country Club, Private	P		P	P	SUP	P	P	P	P	P	P	
Fitness Center	P	SUP	P	P		P	P	P	P	P	P	
Gun Range (Indoor)		SUP										
Night Club	SUP		SUP			SUP	SUP	SUP	SUP	SUP	SUP	CRC/GMU:  SUP adjacent to Residential Master Plan Land Use designation.
Pool or Billiard Parlor	P		P	P		P	P	P	P	P	P	CRC/GMU:  SUP adjacent to Residential Master Plan Land Use designation.
Private Club, Lodge or Fraternal Organization	P		P	P		P	P	P	P	P	P	
Public Park or Recreation Area	P	P	P	P	P	P	P	P	P	P	P	

**TABLE 18.08-6-A: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS**

USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE											ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	REGIONAL CENTERS BASE ZONING DISTRICTS											
	CRC/ GMU	CRC/ PF	CRC/ TC	CRC/ TMU	CRC/ RES	DRC	DRRC/ ENT	DRRC/ KEY	DRRC/ CALI	DRRC/ WELLS	DRRC/ TRUC KEE	
PRINCIPAL USES												
See Section 18.08.202 (Additional Regulations for Principal Uses)												
RECREATION, ENTERTAINMENT, AND AMUSEMENT												
Sports Arena, Stadium, or Track	SUP	SUP	SUP	SUP		SUP	SUP	SUP	SUP	SUP	SUP	CRC/GMU: SUP adjacent to Residential Master Plan Land Use designation.
Stable (Commercial) or Riding Academy	SUP		P	SUP		P						§18.08.202(c)(3).
Tennis Courts	P	P	P	P		P	P	P	P	P	P	§18.08.202(c)(5).
Theater (No Drive-in)	P	P	P	P		P	P	P	P	P	P	
Video Arcades	P		P	P		P	P	P	P	P	P	
LODGING												
Bed & Breakfast Inn	P		P	P	P	P	P	P	P	P	P	§18.08.202(d)(1).
Hotel with Nonrestricted Gaming Operation			SUP				SUP	SUP				§18.08.202(d)(3). DRRC/Key: See DRRC Plan for Specific Locations.
Hotel (Without Nonrestricted Gaming Operation)	P		P			P	P	P	P	P	P	§18.08.202(d)(2). CRC/GMU: SUP adjacent to Residential Master Plan Land Use designation.
Hotel- Condominium	P		P			P	P	P	P	P	P	
Motel	P		P									CRC/GMU: see § 18.08.405(d)
Motel with Nonrestricted Gaming Operation												
Recreational Vehicle Park	SUP		SUP	SUP				SUP				§18.08.202(d)(5).

**TABLE 18.08-6-A: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS**

USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE											ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	REGIONAL CENTERS BASE ZONING DISTRICTS											
	CRC/ GMU	CRC/ PF	CRC/ TC	CRC/ TMU	CRC/ RES	DRC	DRRC/ ENT	DRRC/ KEY	DRRC/ CALI	DRRC/ WELLS	DRRC/ TRUC KEE	
PRINCIPAL USES												
See Section 18.08.202 (Additional Regulations for Principal Uses)												
INSTITUTIONAL, PUBLIC, AND COMMUNITY SERVICES												
Blood Plasma Donor Center	P		P	P		P	P	P	P	P	P	§18.08.202(e)(1).
Cemetery/ Mausoleum						P	P	P	P	P		§18.08.202(e)(2).
Church/ House of Worship	P	P	P	P	SUP	P	P	P	P	P	P	
College, University, or Seminary	P	P	P	P		P	P	P	P	P	P	
Communica- tion Facility, Equipment Only	P	SUP	P	P	SUP	P	P	P	P	P	P	§18.08.202(e)(5).
Electric Generating Plant	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	§18.08.202(e)(6).
Electric Utility Substation	SUP	SUP	SUP	SUP	SPR	SUP	SUP	SUP	SUP	SUP	SUP	§18.08.202(e)(6).
Funeral Parlor	P		P	P		P		P	P			
Government Facility	P	P	P	P		P	P	P	P	P	P	
Hospital, Acute & Overnight Care	P	SUP	P	P		P	P	P	P	P	P	
Library, Art Gallery or Museum	P	P	P	P		P	P	P	P	P	P	
Post Office	P	P	P	P		P	P	P	P	P	P	
Prison/ Custodial Institution		SUP				SUP						
Public Meal Provider/ Homeless Services										SUP		§18.08.202(e)(8).

**TABLE 18.08-6-A: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS**

USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE										ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	REGIONAL CENTERS BASE ZONING DISTRICTS										
	CRC/ GMU	CRC/ PF	CRC/ TC	CRC/ TMU	CRC/ RES	DRC	DRRC/ ENT	DRRC/ KEY	DRRC/ CALI	DRRC/ WELLS	

**PRINCIPAL USES**

See Section 18.08.202 (Additional Regulations for Principal Uses)

**INSTITUTIONAL, PUBLIC, AND COMMUNITY SERVICES**

Public Transit or School Bus Shelter	P	P	P	P	P	P	P	P	P	P	P	
School, Primary (Public or Private)	P	P	P	P	SPR <u>P</u>	P	P	P	P	P	P	§18.08.202(e)(9 <del>8</del> ).
School, Secondary (Public or Private)	P	P	P	P		P	P	P	P	P	P	§18.08.202(e)(10 <del>9</del> ).
School, Non-Traditional, Secondary (Public or Private)		P				P						§18.08.202(e)(11 <del>0</del> ).
School, Vocational/ Trade	P	A	P	P		P	P	P	P	P	P	§18.08.202(e)(12 <del>1</del> ).
Utility Box/ Well House, Back-up Generator, Pumping or Booster Station	P	P	P	P	P	P	P	P	P	P	P	§18.08.202(e)(14).
Utility Installation, Other than Listed	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	
Utilities, Major	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	§18.08.202(e)(13).



**TABLE 18.08-6-A: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS**

USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE											ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	REGIONAL CENTERS BASE ZONING DISTRICTS											
	CRC/ GMU	CRC/ PF	CRC/ TC	CRC/ TMU	CRC/ RES	DRC	DRRC/ ENT	DRRC/ KEY	DRRC/ CALI	DRRC/ WELLS	DRRC/ TRUC KEE	
PRINCIPAL USES												
See Section 18.08.202 (Additional Regulations for Principal Uses)												
INDUSTRIAL, MANUFACTURING, WHOLESALE, DISTRIBUTION AND TRANSPORTATION												
Asphalt or Concrete Batch Plant												
Animal & Animal Byproduct Processing												§18.08.202(f)(1).
Bus or other Transportation Terminal	P	SUP	P	P		P	P	P	P	P	P	§18.08.202(f)(2).
Chemical Processing and/or Manufacture												
Collection Station	SUP											§18.08.202(f)(3).
Crematorium	SUP			SUP		SUP		SUP		SUP		§18.08.202(f)(4).
Food Processing/ Wholesale Bakery	P		P	P		P		P	P	P		
Hazardous Waste												§18.08.202(f)(5).
Heavy Machinery & Equipment (Rental, Sales & Service)												
Helipad	SUP	P	P			P	P	P	P	P	P	§18.08.202(f)(6).
Indoor Manufacturing, Processing, Assembly or Fabrication				SUP		P				SUP		§18.08.202(f)(8)
Maintenance, Repair or Renovation Business	P		P	P		P		P		P		§18.08.202(f)(9).

**TABLE 18.08-6-A: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS**

USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE											ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	REGIONAL CENTERS BASE ZONING DISTRICTS											
	CRC/ GMU	CRC/ PF	CRC/ TC	CRC/ TMU	CRC/ RES	DRC	DRRC/ ENT	DRRC/ KEY	DRRC/ CALI	DRRC/ WELLS	DRRC/ TRUC KEE	
PRINCIPAL USES												
See Section 18.08.202 (Additional Regulations for Principal Uses)												
INDUSTRIAL, MANUFACTURING, WHOLESALE, DISTRIBUTION AND TRANSPORTATION												
Mining, Sand and Gravel Excavation												
Mini- warehouse	SUP		SUP	SUP	SUP		SUP	SUP	SUP	SUP	SUP	§18.08.202(f)(10).
Outdoor Manufacturing, Processing, Assembly or Fabrication												
Outdoor Storage												
Printing & Publishing	P		P	P		P	P	P	P	P	P	
Railroad Yard or Shop												
Rental Store, w/Outdoor storage; Truck Rental	SUP			SUP								
Salvage or Reclamation of Products (Indoors)												
Septic Tank Services												
Showroom	P		P	P		P	P	P	P	P	P	
Taxidermist	P		P	P		P						
Towing & Impound Yard												
Transfer Station												
Truck Stop												
Truck Terminal												
Warehouse/ Distribution Center				SUP								
Welding				SUP								§18.08.202(f)(16).

**TABLE 18.08-6-A: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS**

USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE											ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	REGIONAL CENTERS BASE ZONING DISTRICTS											
	CRC/ GMU	CRC/ PF	CRC/ TC	CRC/ TMU	CRC/ RES	DRC	DRRC/ ENT	DRRC/ KEY	DRRC/ CALI	DRRC/ WELLS	DRRC/ TRUC KEE	
PRINCIPAL USES												
See Section 18.08.202 (Additional Regulations for Principal Uses)												
INDUSTRIAL, MANUFACTURING, WHOLESALE, DISTRIBUTION AND TRANSPORTATION												
Repair												
Wholesale of construction materials				SUP		P						§18.08.202(f)(17).
Wholesale of products manufactured or assembled on site				SUP								
Wrecking Yard, Salvage Yard, or Junk Yard (Outside)												
OTHER												
Farm (No Commercial Slaughtering)												
Poultry and Hog Farm												

**TABLE 18.08-6-A: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS**

USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE											ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	REGIONAL CENTERS BASE ZONING DISTRICTS											
	CRC/ GMU	CRC/ PF	CRC/ TC	CRC/ TMU	CRC/ RES	DRC	DRRC/ ENT	DRRC/ KEY	DRRC/ CALI	DRRC/ WELLS	DRRC/ TRUC KEE	
ACCESSORY USES												
See Section 18.08.203 (Standards for Accessory Uses and Structures)												
Accessory Dwelling or Caretakers Quarters/	A	A	A	A		A	A	A	A	A	A	§18.08.203(e)(1).

**TABLE 18.08-6-A: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS**

USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE										ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	REGIONAL CENTERS BASE ZONING DISTRICTS										
	CRC/ GMU	CRC/ PF	CRC/ TC	CRC/ TMU	CRC/ RES	DRC	DRRC/ ENT	DRRC/ KEY	DRRC/ CALI	DRRC/ WELLS	

**ACCESSORY USES**

See Section 18.08.203 (Standards for Accessory Uses and Structures)

Domestic or Security Unit												
Accessory Retail Sales Associated with a Principal Manufacturing, Wholesaling, Distribution or Warehousing Use.												
Automobile Rental												§18.08.202(b)(4)
Bakery, Retail		A										
Bar												
Barber/ Beauty Shop		A										
Bus or other Transportation Terminal												
Caretakers Quarters	A	A	A	A	A	A	A	A	A	A	A	§18.08.203(e)(1).
Child Care, In Home (1--6 Children)	A	A-SPR	A	A	A	A	A	A	A	A	A	§18.08.203(e)(3).
Child Care, In Home (7--12 Children)	A	A-SPR	A	A	A-SUP	A	A	A	A	A	A	§18.08.203(e)(3).
Child Care Center												
Commercial Amusement/ Recreation (Outside)												
Commercial Amusement/ Recreation (Inside)												
Community Center, Private	A		A	A		A	A	A	A	A	A	
Copy Center												
Drive-through Facility (Food and Beverage Service)	SUP		SUP	SUP		SUP		A				§18.08.202(b)(11). DRC: Only with direct or indirect freeway access

**TABLE 18.08-6-A: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS**

USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE											ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	REGIONAL CENTERS BASE ZONING DISTRICTS											
	CRC/ GMU	CRC/ PF	CRC/ TC	CRC/ TMU	CRC/ RES	DRC	DRRC/ ENT	DRRC/ KEY	DRRC/ CALI	DRRC/ WELLS	DRRC/ TRUC KEE	

**ACCESSORY USES**

See Section 18.08.203 (Standards for Accessory Uses and Structures)

Drive-through Facility (Non-Food and Beverage Service)	SUP		SUP	SUP		SUP		A				§18.08.202(b)(11). DRC: Only with direct or indirect freeway access
Financial Institution												
Fitness Center												
Gaming Operation, Restricted	A	A	A	A		A	A	A	A	A	A	§18.08.202(c)(2).
General Personal Service												
Government Facility												
Guest Quarters or Guest House					A							§18.08.203(e)(1).
Gun Range (Indoor)												
Home Occupation	A	A	A	A	A	A	A	A	A	A	A	§18.08.203(e)(3).
Indoor Storage, incidental to a permitted use	A	A	A	A		A	A	A	A	A	A	
Laundry, Drop-off/ Pickup												
Laundry, Self Service												
Library, Art Gallery or Museum												
Pet Store												
Pool or Billiard Parlor												
Post Office												

**TABLE 18.08-6-A: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS**

USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE											ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	REGIONAL CENTERS BASE ZONING DISTRICTS											
	CRC/ GMU	CRC/ PF	CRC/ TC	CRC/ TMU	CRC/ RES	DRC	DRRC/ ENT	DRRC/ KEY	DRRC/ CALI	DRRC/ WELLS	DRRC/ TRUC KEE	

**ACCESSORY USES**

See Section 18.08.203 (Standards for Accessory Uses and Structures)

Recording Studio												
Restaurant with Alcohol Service		A										
Restaurant without Alcohol Service		A										
School, Vocational/ Trade		A										
Satellite Dish					A							§18.08.203(e)(4).
Gas Station		A										§18.08.202(b)(25).
Showroom												
Sidewalk Cafés	A		A	A		A	A	A	A	A	A	§18.08.203(e)(5).
Tennis Courts					A							
Theater (No Drive-in)												
TV Broadcasting & Other Communication Service												
Utility Alternative System	A	A	A	A	A	A	A	A	A	A	A	
Warehouse/ Distribution Center		A				A						
Wedding Chapel		A										
Welding Repair												
Video Arcades												

**TABLE 18.08-6-A: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS**

USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE											ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)	
	REGIONAL CENTERS BASE ZONING DISTRICTS												
	CRC/ GMU	CRC/ PF	CRC/ TC	CRC/ TMU	CRC/ RES	DRC	DRRC/ ENT	DRRC/ KEY	DRRC/ CALI	DRRC/ WELLS	DRRC/ TRUC KEE		
TEMPORARY USES See Section 18.08.204 (Standards for Temporary Uses and Structures)													
Garage Sales						P							§18.08.204(d)(1).
Temporary Asphalt or Concrete Batch Plant													
Temporary Carnival, Circus, Entertainment Event, Amusement Ride	P	P	P	P		P	P	P	P	P	P		§18.08.204(d)(3).
Temporary Christmas Tree Sales Lot & Similar Uses	P		P	P		P	P	P	P	P	P		§18.08.204(d)(4).
Temporary Construction Structures	P	P	P	P	P	P	P	P	P	P	P		§18.08.204(d)(5).
Temporary Real Estate Sales Offices					P								§18.08.204(d)(6).
Temporary Stockpiling	P	P	P	P	P	P	P	P	P	P	P		§18.08.204(d)(8).
Temporary Open Lot Parking	P	P	P	P	P	P	P	P	P	P	P		§18.08.204(d)(7).
TemporaryUrban Farm	P	P	P	P	P	P	P	P	P	P	P		§18.08.204(d)(9).

TABLE 18.08-6-B: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS													
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE												ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	REGIONAL CENTERS BASE ZONING DISTRICTS												
	RRC/ TC	RRC/ RC/A	RRC/ TMU	RRC/ I†	RRC/ OS†	RTIA/ RC††	RSA/ RC††	UNR C/AR /HS/R	UNRC/ RES	UNRC/ OS	UNRC/ COMM	MRC	
PRINCIPAL USES													
See Section 18.08.202 (Additional Regulations for Principal Uses) †													
RESIDENTIAL													
Boarding or Rooming House	P	P	P					P	P		P	P	
Congregate Care Facility	P	P	P									P	§18.08.202(a)(2).
Convent or Monastery	P	P	P									P	
Fraternity or Sorority House	SUP	SUP	SUP					SUP	SUP			SUP	
Group Home	P	P	P									P	§18.08.202(a)(4).
Hospice	P	P	P									P	
Manufactured Home	P	P	P									P	§18.08.202(a)(5).
Mobile Home Park													
Mobile Home Subdivision													
Multi-Family	P	P	P					P	P		P	P	§18.08.202(a)(7).
Nursing Home/ Assisted Living Facility	P	P	P						SUP			P	§18.08.202(a)(8).
Private Dorm	P	P	P					P	P		P	P	§18.08.202(a)(10).
Single- Family, Attached/ Condominium Townhouse	P	P	SPR						P		P	P/ SPR/ SUP	§18.08.202(a)(9). In RRC/TMU and MRC SPR required if more than 4 units and less then the SUP review threshold. SUP required if 100 or more units.
Single- Family, Detached			SPR		P				P				



TABLE 18.08-6-B: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS													
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE												ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	REGIONAL CENTERS BASE ZONING DISTRICTS												
	RRC/ TC	RRC/ RC/A	RRC/ TMU	RRC/ I†	RRC/ OS†	RTIA RC††	RSA RC††	UNR C/AR /HS/R	UNRC/ RES	UNRC/ OS	UNRC/ COMM	MRC	
PRINCIPAL USES													
See Section 18.08.202 (Additional Regulations for Principal Uses) †													
RESIDENTIAL													
Single-Family, Zero Lot Line	P	P	P									P	
Single Room Occupancy	P	P	P					SUP				P	§18.08.202(a)(10).

TABLE 18.08-6-B: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS													
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE												ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	REGIONAL CENTERS BASE ZONING DISTRICTS												
	RRC/ TC	RRC/ RC/A	RRC/ TMU	RRC/ I†	RRC/ OS†	RTIA RC††	RSA RC††	UNR C/AR /HS/R	UNRC/ RES	UNRC/ OS	UNRC/ COMM	MRC	
PRINCIPAL USES													
See Section 18.08.202 (Additional Regulations for Principal Uses)†													
COMMERCIAL SALES AND SERVICES													
Adult Business													
Animal Clinic, Shelter, Hospital or Boarding/ Kennel						P	P		SUP				§18.08.202(b)(2).
Antique/ Collectible Store	P	P	P	P		P	P		P			P	
Astrologer, Hypnotist or Psychic Art &	P	P	P			P	P					P	

	TABLE 18.08-6-B: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS												
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE												ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	REGIONAL CENTERS BASE ZONING DISTRICTS												
	RRC/ TC	RRC/ RC/A	RRC/ TMU	RRC/ I†	RRC/ OS†	RTIA RC††	RSA RC††	UNR C/AR /HS/R	UNRC/ RES	UNRC/ OS	UNRC/ COMM	MRC	
	PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)†												
	COMMERCIAL SALES AND SERVICES												
Science													
Auto Repair Garage and Paint and Body Shop	P	P	P			P	P		SUP			P	§18.08.202(b)(3).
Automobile & Truck Sales and Mobile Home, RV, Boat & Trailer Sales or Rental				SUP		P	P					P	§18.08.301(d).
Automobile Rental				SUP		P/ SUP††	P/ SUP††					SUP	§18.08.202(b)(4)
Bakery, Retail	SUP	SUP	SUP	P		P/ SUP††	P/ SUP††		P		P	SUP	
Bar	P	P	P			P	P				P	P	
Barber/ Beauty Shop	P	P				P	P		P		P	P	
Building & Landscape Material/ Lumber Yard	P	P	P			P	P				P	P	§18.08.202(b)(6).
Call Center	P			P		P	P						
Car Wash	P	P	P	P		P	P					P	
Child Care Center	P	P		P		P	P				SUP		§18.08.202(b)(7).
Cleaners, Commercial	P	P	P	P				P	P		P	P	
Convenience Store	P	P	P	P		P	P				P	P	
Copy Center	P	P	P	SUP		P	P		P		P	P	
Custom & Craft Work	P	P	P	P		P	P				P	P	§18.08.202(b)(10 ).
Drive-	P	P	P	P		P	P					P	§18.08.202(b)(11

	TABLE 18.08-6-B: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS												
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE												ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	REGIONAL CENTERS BASE ZONING DISTRICTS												
	RRC/ TC	RRC/ RC/A	RRC/ TMU	RRC/ I†	RRC/ OS†	RTIA RC††	RSA RC††	UNR C/AR /HS/R	UNRC/ RES	UNRC/ OS	UNRC/ COMM	MRC	
	PRINCIPAL USES												
	See Section 18.08.202 (Additional Regulations for Principal Uses)†												
	COMMERCIAL SALES AND SERVICES												
through Facility													).
Escort Service/ Outcall													
Financial Institution	P/ SUP	P/ SUP	P/ SUP								P/ SUP	P/ SUP	SUP required if drive thru facility
Freestanding Automated Teller Machine	P	P	P	P		P	P				P	P	
General Personal Service	P	P	P			P	P		P		P	P	
General Retail Store or Commercial Use Other than Listed	P	P	P			P	P		P		P	P	
Household Goods, Light Service, Repair & Assembly	P	P	P	P		P	P		P		P	P	§18.08.202(b)(16 ).
Laboratory	P/ SUP	P/ SUP	P/ SUP	P/ SUP		P/ SUP	P/ SUP	P/ SUP				P/ SUP	§18.08.202(b)(17 ).
Laundry, Drop-off/ Pickup	P	P	P	P		P	P		P		P	P	
Laundry, Self Service	P	P	P	P		P	P		P		P	P	
Medical Facility, Day Use Only	P	P	P					P			P	P	
Office, Other Than Listed	P	P	P	P		P	P	P	P		P	P	
Open Lot	P	P	P	P		P	P					P	§18.08.202(b)(21

	TABLE 18.08-6-B: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS													
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE												ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)	
	REGIONAL CENTERS BASE ZONING DISTRICTS													
	RRC/ TC	RRC/ RC/A	RRC/ TMU	RRC/ I†	RRC/ OS†	RTIA RC††	RSA RC††	UNR C/AR /HS/R	UNRC/ RES	UNRC/ OS	UNRC/ COMM	MRC		
PRINCIPAL USES														
See Section 18.08.202 (Additional Regulations for Principal Uses)†														
COMMERCIAL SALES AND SERVICES														
Parking													).	
Pawn Shop						SUP	SUP					SUP	§18.08.202(b)(22	
Pet Store	P	P	P			P	P		P		P	P	).	
Plant Nursery/ Garden Supply	P	P	P	P		P	P				P		§18.08.202(b)(23	
Recording Studio	P	P	P	P		P	P				P	P	).	
Restaurant with Alcohol Service	P	P	P	P		P	P		P		P	P	RRC/I(IC):	
Restaurant without Alcohol Service	P	P	P	P		P	P		P		P	P	§18.08.202(b)(24	
Sale of Low Volume Bulky Goods	P	P		P		P	P					P	).	
Gas Station	P	P		P		P	P					P	§18.08.202(b)(25	
Tattoo Parlor.	P			P		P	P					P	)	

	TABLE 18.08-6-B: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS												
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE												ADDITIONAL USE REGULATIONS (Apply in All Zone
	REGIONAL CENTERS BASE ZONING DISTRICTS												Districts Unless
	RRC/ TC	RRC/ RC/A	RRC/ TMU	RRC/ I†	RRC/ OS†	RTIA RC††	RSA RC††	UNR C/AR /HS/R	UNRC/ RES	UNRC/ OS	UNRC/ COMM	MRC	Otherwise Noted)
	PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)†												
	COMMERCIAL SALES AND SERVICES												
Body Painting, & Similar Uses													
TV Broadcasting & Other Communication Service	P	P		P		P	P	P			P	P	§18.08.202(b)(26 ).
Wedding Chapel	P	P	P			P	P						

TABLE 18.08-6-B: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS													
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE												ADDITIONAL USE REGULATION S (Apply in All Zone Districts Unless Otherwise Noted)
	REGIONAL CENTERS BASE ZONING DISTRICTS												
	RRC/ TC	RRC/ RC/A	RRC/ TMU	RRC/ I†	RRC/ OS†	RTIA RC††	RSA RC††	UNR C/AR /HS/R	UNRC/ RES	UNRC/ OS	UNRC/ COMM	MRC	
PRINCIPAL USES													
See Section 18.08.202 (Additional Regulations for Principal Uses)†													
RECREATION, ENTERTAINMENT, AND AMUSEMENT													
Casino (see Hotel w/Non-Restricted Gaming)													
Commercial Amusement/ Recreation (Outside)	SUP	SUP	SUP	SUP		SUP	SUP					SUP	
Commercial Amusement/ Recreation	P	P	P	P		P	P		P			P	

TABLE 18.08-6-B: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS													
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE												ADDITIONAL USE REGULATION S (Apply in All Zone Districts Unless Otherwise Noted)
	REGIONAL CENTERS BASE ZONING DISTRICTS												
	RRC/ TC	RRC/ RC/A	RRC/ TMU	RRC/ I†	RRC/ OS†	RTIA RC††	RSA RC††	UNR C/AR /HS/R	UNRC/ RES	UNRC/ OS	UNRC/ COMM	MRC	
PRINCIPAL USES													
See Section 18.08.202 (Additional Regulations for Principal Uses)†													
RECREATION, ENTERTAINMENT, AND AMUSEMENT													
(Inside) other than listed													
Community Center, Private			P								P	P	§18.08.202(c)(1).
Country Club, Private	P	P	P			P	P					P	
Fitness Center	P	P	P	P		P	P		P		P	P	
Gun Range (Indoor)													
Night Club	SUP	SUP				SUP	SUP				SUP	SUP	
Pool or Billiard Parlor	P	P		P		P	P		P		P	P	
Private Club, Lodge or Fraternal Organization	P	P	P			P	P	P	P		P	P	
Public Park or Recreation Area	P	P	P	P	P	P	P	P	P	P	P	P	
Sports Arena, Stadium, or Track	SUP	SUP	SUP		SUP	SUP	SUP	SUP		SUP	SUP	SUP	
Stable (Commercial) or Riding Academy	P	P	P			P	P					P	§18.08.202(c)(3).
Tennis Courts	P	P	P	P	P	P	P	P		P	P	P	§18.08.202(c)(5).
Theater (No Drive-in)	P	P	P	SPR		P	P		P		P	P	
Video Arcades	P	P	P			P	P				P	P	

TABLE 18.08-6-B: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS													
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE												ADDITIONAL USE REGULATION S (Apply in All Zone Districts Unless Otherwise Noted)
	REGIONAL CENTERS BASE ZONING DISTRICTS												
	RRC/ TC	RRC/ RC/A	RRC/ TMU	RRC/ I†	RRC/ OS†	RTIA RC††	RSA RC††	UNR C/AR /HS/R	UNRC/ RES	UNRC/ OS	UNRC/ COMM	MRC	
PRINCIPAL USES													
See Section 18.08.202 (Additional Regulations for Principal Uses)†													
RECREATION, ENTERTAINMENT, AND AMUSEMENT													
Bed & Breakfast Inn	P	P	P			P	P		P		P	P	§18.08.202(d)(1).
Hotel with Nonrestricted Gaming Operation	SUP												§18.08.202(d)(3).
Hotel (Without Nonrestricted Gaming Operation)	P	P	P			P	P		P		P	P	§18.08.202(d)(2).
Hotel-Condominium	P	P	P	P		P	P		P		P	P	§18.08.202(d)(5).
Motel						P	P					P	§18.08.202(d)(6).
Motel with Nonrestricted Gaming Operation													
Recreational Vehicle Park													§18.08.202(d)(8).

TABLE 18.08-6-B: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS														
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE												ADDITIONAL USE REGULATIO NS (Apply in All Zone Districts Unless Otherwise Noted)	
	REGIONAL CENTERS BASE ZONING DISTRICTS													
	RRC/ TC	RRC/ RC/A	RRC/ TMU	RRC/ I†	RRC/ OS†	RTIA RC††	RSA RC††	UNR C/AR /HS/R	UNRC/ RES	UNRC/ OS	UNRC/ COMM	MRC		
PRINCIPAL USES														
See Section 18.08.202 (Additional Regulations for Principal Uses)														
INSTITUTIONAL, PUBLIC, AND COMMUNITY SERVICE														
Blood Plasma Donor Center	P	P	P	P		P	P					P	§18.08.202(e)(1).	
Cemetery/ Mausoleum	P	P	P			P	P					P	§18.08.202(e)(2).	
Church/ House of Worship	P	P	P	SUP				P	P		P	P		
College, University, or Seminary	P	P	P					P			P	P		
Communica- tion Facility, Equipment Only	P	P	P	P		P	P	P			P	P	§18.08.202(e)(5).	
Electric Generating Plant	SUP	SUP	SUP	P/ SPR	SUP	P/ SPR/ SUP††	P/ SPR/ SUP††					SUP	§18.08.202(e)(6).	
Electric Utility Substation	SUP	SUP	SUP	P/ SPR	SUP	P/ SPR/ SUP††	P/ SPR/ SUP††					SUP	§18.08.202(e)(6).	
Funeral Parlor	P	P	P			P	P					P		
Government Facility	P	P	P	P		P	P	P	P		P	P		
Halfway House	SUP	SUP	SUP									SUP	§18.08.202(e)(7).	
Hospital, Acute & Overnight Care	P	P	P									P		
Library, Art Gallery or Museum	P	P	P					P	P		P	P		
Post Office	P	P	P	P		P	P	P	P		P	P		
Prison/ Custodial Institution														
Public														



TABLE 18.08-6-B: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS														
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE												ADDITIONAL USE REGULATIO NS (Apply in All Zone Districts Unless Otherwise Noted)	
	REGIONAL CENTERS BASE ZONING DISTRICTS													
	RRC/ TC	RRC/ RC/A	RRC/ TMU	RRC/ I†	RRC/ OS†	RTIA RC††	RSA RC††	UNR C/AR /HS/R	UNRC/ RES	UNRC/ OS	UNRC/ COMM	MRC		
PRINCIPAL USES														
See Section 18.08.202 (Additional Regulations for Principal Uses)														
INSTITUTIONAL, PUBLIC, AND COMMUNITY SERVICE														
Meal Provider/ Homeless Services														
Public Transit or School Bus Shelter	P	P	P	P	P	P	P					P		
School, Primary (Public or Private)	P	P	P					P	P		P	P	§18.08.202(e)(9 8).	
School, Secondary (Public or Private)	P	P	P			P		P	P		P	P	§18.08.202(e)(1 09).	
School, Non-Traditional, Secondary (Public or Private)									SUP- P				§18.08.202(e)(1 04).	
School, Vocational/ Trade	P	P	P	P		P		P	SUP		P	P	§18.08.202(e)(1 12).	
Utility Box/Well House, Back-up Generator, Pumping or Booster Station	P	P	P	P	P	P	P	P	P	P	P	P	§18.08.202(e)(1 4).	
Utility Installation, Other than Listed	SPR	P	SPR	SPR	SPR	SPR	SPR					SPR		
Utilities, Major	SUP	SUP	SUP	SUP	SUP	SUP	SUP					SUP	§18.08.202(e)(1 3).	

TABLE 18.08-6-B: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS													
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE												ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	REGIONAL CENTERS BASE ZONING DISTRICTS												
	RRC/ TC	RRC/ RC/A	RRC/ TMU	RRC/ I†	RRC/ OS†	RTIA RC††	RSA RC††	UNR C/AR /HS/R	UNRC/ RES	UNRC/ OS	UNRC/ COMM	MRC	
	PRINCIPAL USES												
	See Section 18.08.202 (Additional Regulations for Principal Uses)												
	INDUSTRIAL, MANUFACTURING, WHOLESALE, DISTRIBUTION AND TRANSPORTATION												
Asphalt or Concrete Batch Plant						P	P/ SUP††						RTIARC, RSARC: Temporary only for airport construction not to exceed 4 years, shall be at least 750 ft from res. zoned property
Animal & Animal Byproduct Processing							SUP						§18.08.202(f)(1).
Bus or other Transportation Terminal	P	P		P		P	P					P	§18.08.202(f)(2).
Chemical Processing and/or Manufacture				SUP		SUP	SUP						
Collection Station				P		P/ SUP††	P/ SUP††					SUP	§18.08.202(f)(3).
Crematorium		SUP		P		P/ SUP††	P/ SUP††					SUP	§18.08.202(f)(4).
Food Processing/ Wholesale Bakery	P	P		P		P	P					P	
Hazardous Waste				P/ SUP		P/ SUP††	P/ SUP††						§18.08.202(f)(5).
Heavy Machinery & Equipment (Rental, Sales & Service)				SUP		P	P						

TABLE 18.08-6-B: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS													
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE												ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	REGIONAL CENTERS BASE ZONING DISTRICTS												
	RRC/ TC	RRC/ RC/A	RRC/ TMU	RRC/ I†	RRC/ OS†	RTIA RC††	RSA RC††	UNR C/AR /HS/R	UNRC/ RES	UNRC/ OS	UNRC/ COMM	MRC	
PRINCIPAL USES													
See Section 18.08.202 (Additional Regulations for Principal Uses)													
INDUSTRIAL, MANUFACTURING, WHOLESALE, DISTRIBUTION AND TRANSPORTATION													
Helipad	P	P		P		P	P	P			P	P	§18.08.202(f)(6).
Indoor Manufacturing, Processing, Assembly or Fabrication				P		P	P		SUP				
Maintenance, Repair or Renovation Business		P		P		P	P		P			P	§18.08.202(f)(9).
Mining, Sand and Gravel Excavation				SUP	SUP		SUP						
Mini-warehouse		SUP		SUP		P/ SUP††	P/ SUP††						§18.08.202(f)(10).
Outdoor Manufacturing, Processing, Assembly or Fabrication				SUP		SUP	SUP						
Outdoor Storage				SUP		P	P						§18.08.202(f)(11).
Printing & Publishing	P	P	P	P		P	P					P	
Railroad Yard or Shop							P						
Rental Store, w/ Outdoor storage; Truck Rental				P		P/ SUP††	P/ SUP††						
Salvage or Reclamation of Products (Indoors)				P		P	P						
Septic Tank							SUP						

TABLE 18.08-6-B: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS													
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE												ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	REGIONAL CENTERS BASE ZONING DISTRICTS												
	RRC/TC	RRC/RC/A	RRC/TMU	RRC/I†	RRC/OS†	RTIA RC††	RSA RC††	UNR C/AR/HS/R	UNRC/RES	UNRC/OS	UNRC/COMM	MRC	
PRINCIPAL USES													
See Section 18.08.202 (Additional Regulations for Principal Uses)													
INDUSTRIAL, MANUFACTURING, WHOLESALE, DISTRIBUTION AND TRANSPORTATION													
Services													
Showroom	P	P	P			P	P			P	P		
Taxidermist				P		P	P				P		
Towing & Impound Yard				P		P	P						§18.08.202(f)(13).
Transfer Station				SUP			P						§18.08.202(f)(14).
Truck Stop				SUP		SUP	SUP						§18.08.202(f)(15).
Truck Terminal				SUP		SUP	SUP						
Warehouse/ Distribution Center				P		P	P		SUP				
Welding Repair				P		P	P						§18.08.202(f)(16).
Wells and Transmission Lines related to Geothermal Energy Development	SPR	SPR	SPR	P	SPR								
Wholesale of construction materials				P		P	P						§18.08.202(f)(17).
Wholesale of products manufactured or assembled on site				P		P	P						
Wrecking Yard, Salvage Yard, or Junk Yard (Outside)							SUP						
OTHER													

TABLE 18.08-6-B: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS													
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE												ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
REGIONAL CENTERS BASE ZONING DISTRICTS													
	RRC/ TC	RRC/ RC/A	RRC/ TMU	RRC/ I†	RRC/ OS†	RTIA RC††	RSA RC††	UNR C/AR /HS/R	UNRC/ RES	UNRC/ OS	UNRC/ COMM	MRC	
PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)													
INDUSTRIAL, MANUFACTURING, WHOLESALE, DISTRIBUTION AND TRANSPORTATION													
Farm (No Commercial Slaughtering)					P					P			§18.08.202(g)(1)
Poultry and Hog Farm					SUP								§18.08.202(g)(1)
Outdoor Wash Rack													
Cabaret													
Airport Operations & Facilities						P	P						

TABLE 18.08-6-B: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS													
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE												ADDITIONAL USE REGULATION S (Apply in All Zone Districts Unless Otherwise Noted)
	REGIONAL CENTERS BASE ZONING DISTRICTS												
	RRC/ TC	RRC/ RC/A	RRC/ TMU	RRC/ I†	RRC/ OS†	RTIA RC††	RSA RC††	UNR C/AR /HS/R	UNRC/ RES	UNRC/ OS	UNRC/ COMM	MRC	
ACCESSORY USES													
See Section 18.08.203 (Standards for Accessory Uses and Structures)													
Accessory Dwelling or Caretakers Quarters/ Domestic or Security Unit	A	A	A	A								A	§18.08.203(e)(1)
Accessory Retail sales associated				A				A					§18.08.203(e)(2)

	TABLE 18.08-6-B: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS													
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE												ADDITIONAL USE REGULATION S (Apply in All Zone Districts Unless Otherwise Noted)	
	REGIONAL CENTERS BASE ZONING DISTRICTS													
	RRC/ TC	RRC/ RC/A	RRC/ TMU	RRC/ I†	RRC/ OS†	RTIA RC††	RSA RC††	UNR C/AR /HS/R	UNRC/ RES	UNRC/ OS	UNRC/ COMM	MRC		
	ACCESSORY USES See Section 18.08.203 (Standards for Accessory Uses and Structures)													
with a principal manufacturing, wholesaling, distribution or warehousing use.														
Automobile Rental													§18.08.202(b)(4)	
Bakery, Retail														
Bar														
Barber/ Beauty Shop														
Bus or other Transporta- tion Terminal														
Caretakers Quarters	A	A	A	A								A	§18.08.203(e)(1)	
Child Care, In Home (1--6 Children)	A	A	A						A			A	§18.08.203(e)(3)	
Child Care, In Home (7--12 Children)	A	A	A						A			A	§18.08.203(e)(3)	
Child Care Center											A		§18.08.202(b)(7)	
Commercial Amusement/ Recreation (Outside)														
Commercial Amusement/ Recreation (Inside)														
Community Center, Private	A	A	A			A	A		A		A	A		
Copy Center														
Drive-through	A	A	A	A/		A/	A/					A	§18.08.202(b)(1)	

	TABLE 18.08-6-B: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS													
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE												ADDITIONAL USE REGULATION S (Apply in All Zone Districts Unless Otherwise Noted)	
	REGIONAL CENTERS BASE ZONING DISTRICTS													
	RRC/ TC	RRC/ RC/A	RRC/ TMU	RRC/ I†	RRC/ OS†	RTIA RC††	RSA RC††	UNR C/AR /HS/R	UNRC/ RES	UNRC/ OS	UNRC/ COMM	MRC		
	ACCESSORY USES See Section 18.08.203 (Standards for Accessory Uses and Structures)													
Facility (Food and Beverage Service)				SUP		SUP	SUP						1).	
Drive-through Facility (Non-Food and Beverage Service)	A	A	A	A/ SUP		A/ SUP	A/ SUP					A	§18.08.202(b)(11).	
Financial Institution														
Fitness Center														
Gaming Operation, Restricted	A	A	A	A		A	A					A	§18.08.202(c)(2).	
General Personal Service														
Government Facility														
Guest Quarters or Guest House														
Gun Range (Indoor)														
Home Occupation	A	A	A		A	A	A					A	§18.08.203(e)(3).	
Indoor Storage, incidental to a permitted use	A	A	A	A		A	A					A		
Laundry, Drop-off/ Pickup														
Laundry, Self Service														
Library, Art Gallery or Museum														

	TABLE 18.08-6-B: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS													
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE												ADDITIONAL USE REGULATION S (Apply in All Zone Districts Unless Otherwise Noted)	
	REGIONAL CENTERS BASE ZONING DISTRICTS													
	RRC/ TC	RRC/ RC/A	RRC/ TMU	RRC/ I†	RRC/ OS†	RTIA RC††	RSA RC††	UNR C/AR /HS/R	UNRC/ RES	UNRC/ OS	UNRC/ COMM	MRC		
	ACCESSORY USES See Section 18.08.203 (Standards for Accessory Uses and Structures)													
Pet Store														
Pool or Billiard Parlor														
Post Office														
Recording Studio														
Restaurant with Alcohol Service														
Restaurant without Alcohol Service														
School, Vocational/ Trade														
Satellite Dish														
Gas Station		SUP		SUP							SUP		§18.08.202(b)(2 5).	
Showroom				A		A	A							
Sidewalk Cafés	A	A	A	A		A	A		A		A	A	§18.08.203(e)(5) .	
Tennis Courts														
Theater (No Drive-in)														
TV Broadcasting & Other Communication Service														
Utility Alternative System	A	A	A	A	A	A	A	A	A	A	A	A		
Warehouse/ Distribution Center														
Wedding														



TABLE 18.08-6-B: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS														
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE												ADDITIONAL USE REGULATION S (Apply in All Zone Districts Unless Otherwise Noted)	
	REGIONAL CENTERS BASE ZONING DISTRICTS													
	RRC/ TC	RRC/ RC/A	RRC/ TMU	RRC/ I†	RRC/ OS†	RTIA RC††	RSA RC††	UNR C/AR /HS/R	UNRC/ RES	UNRC/ OS	UNRC/ COMM	MRC		
ACCESSORY USES See Section 18.08.203 (Standards for Accessory Uses and Structures)														
Chapel														
Welding Repair														
Video Arcades														

TABLE 18.08-6-B: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS														
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE												ADDITIONAL USE REGULATION S (Apply in All Zone Districts Unless Otherwise Noted)	
	REGIONAL CENTERS BASE ZONING DISTRICTS													
	RRC/ TC	RRC/ RC/A	RRC/ TMU	RRC/ I†	RRC/ OS†	RTIA RC††	RSA RC††	UNR C/AR /HS/R	UNRC/ RES	UNRC/ OS	UNRC/ COMM	MRC		
TEMPORARY USES See Section 18.08.204 (Standards for Temporary Uses and Structures)														
Garage Sales														
Temporary Asphalt or Concrete Batch Plant														
Temporary Carnival, Circus, Entertainment Event, Amusement Ride														
Temporary Christmas Tree Sales Lot & Similar Uses	P	P	P			P	P		P			P	§18.08.204(d)(4 ).	
Temporary Construction Structures	P	P	P			P	P						§18.08.204(d)(5 ).	

TABLE 18.08-6-B: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS														
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE												ADDITIONAL USE REGULATION S (Apply in All Zone Districts Unless Otherwise Noted)	
	REGIONAL CENTERS BASE ZONING DISTRICTS													
	RRC/ TC	RRC/ RC/A	RRC/ TMU	RRC/ I†	RRC/ OS†	RTIA RC††	RSA RC††	UNR C/AR /HS/R	UNRC/ RES	UNRC/ OS	UNRC/ COMM	MRC		
TEMPORARY USES														
See Section 18.08.204 (Standards for Temporary Uses and Structures)														
Temporary Real Estate Sales Offices	P	P	P	P		P	P	P	P	P	P	P	§18.08.204(d)(6).	
Temporary Open Lot Parking	P	P	P	P	P	P	P	P	P	P	P	P	§18.08.204(d)(7).	
Temporary Stockpiling	P	P	P	P	P	P	P	P	P	P	P	P	§18.08.204(d)(8).	
Temporary Urban Farm	P	P	P	P	P	P	P	P	P	P	P	P	§18.08.204(d)(9).	
	†RRC/I - Land Uses and Development Standards shall be in accordance with the IC District as amended. MU District standards shall not apply.													
	†RRC/OS - Land Uses and Development Standards shall be in accordance with the OS District. MU District standards shall not apply.													
	††RTIARC - Land Uses in accordance with MU and IC Uses													
	††RSARC- Land Uses in accordance with MU, IC & I Uses													

TABLE 18.08-7: USES PERMITTED IN TOD BASE ZONING DISTRICTS										
USECATEGORY/Sp ecific Use Type	P = PERMITTED BY-RIGHTSPR = SITE PLAN REVIEW REQUIREDSUP = Special Use Permit A = PERMITTED AS ACCESSORY USE								ADDITIONAL USEREGULATIONS(A pply in All Zone Districts Unless Otherwise Noted)	
	TOD BASE ZONING DISTRICTS									
	E4TC	MST C	MSTC /RLM	NVTC	SVTC	SVTC/ PLC	SVTC/ MC	SVTC/ MR		
PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)										
RESIDENTIAL										
Boarding or Rooming House	P		P	P	P	P	P	P	P	
Congregate Care Facility	P	P	P	P	P	P	P	P	P	§18.08.202(a)(2).
Convent or Monastery	P	P	P	P	P	P	P	P	P	
Fraternity or Sorority House	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	
Group Home	P	P	P	P	P	P	P	P	P	§18.08.202(a)(4).
Hospice	P	P	P	P	P	P	P	P	P	
Manufactured Home	P	P	P	P	P	P	P	P	P	§18.08.202(a)(5).
Mobile Home Park										§18.08.202(a)(6).
Mobile Home										§18.08.202(a)(6).

TABLE 18.08-7: USES PERMITTED IN TOD BASE ZONING DISTRICTS										
USECATEGORY/Specific Use Type	P = PERMITTED BY-RIGHTSPR = SITE PLAN REVIEW REQUIREDSUP = Special Use Permit A = PERMITTED AS ACCESSORY USE								ADDITIONAL USEREGULATIONS(Ap- ply in All Zone Districts Unless Otherwise Noted)	
	TOD BASE ZONING DISTRICTS									
	E4TC	MST C	MSTC /RLM	NVTC	SVTC	SVTC/ PLC	SVTC/ MC	SVTC/ MR		
PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)										
RESIDENTIAL										
Subdivision										
Multi-Family	P	P	P	P	P	P	P	P	P	§18.08.202(a)(7).
Nursing Home/ Assisted Living Facility	P	P	P	P	P	P	P	P	P	§18.08.202(a)(8).
Private Dorm	P	P	P	P	P	P	P	P	P	§18.08.202(a)(10).
Single- Family, Attached/ Condominium Townhouse	P/SPR /SUP	P/SP R/SU P	P	P/SPR /SUP	P/SPR /SUP	P/SPR /SUP	P/SPR /SUP	P/SPR /SUP	P/SPR/ SUP	§18.08.202(a)(9).
Single- Family, Detached		P		P/SUP	SUP	P	SUP	P	SUP	
Single-Family, Zero Lot Line	P	P	P	P	P	P			P	
Single Room Occupancy	P	P	P	P	P	P	P	P	P	§18.08.202(a)(10).

TABLE 18.08-7: USES PERMITTED IN TOD BASE ZONING DISTRICTS										
USECATEGORY/Specific Use Type	P = PERMITTED BY-RIGHTSPR = SITE PLAN REVIEW REQUIREDSUP = Special Use Permit A = PERMITTED AS ACCESSORY USE									ADDITIONAL USEREGULATIONS(Ap ply in All Zone Districts Unless Otherwise Noted)
	TOD BASE ZONING DISTRICTS									
	E4TC	MST C	MSTC /RLM	NVTC	SVTC	SVTC/ PLC	SVTC/ MC	SVTC/ MR	W4TC	
PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)										
COMMERCIAL SALES AND SERVICES										
Adult Business										
Animal Clinic, Shelter, Hospital or Boarding/ Kennel	P	P	P	P	P	P	P		P	§18.08.202(b)(2).
Antique/ Collectible Store	P	P	P	P	P	P	P	P	P	
Astrologer, Hypnotist or Psychic Art & Science	P	P	P	P	P	P	P	P	P	
Auto Repair Garage and Paint and Body Shop	P	P		P	P				P	§18.08.202(b)(3).
Automobile & Truck Sales and Mobile Home, RV, Boat & Trailer Sales or Rental		SUP		SUP	SUP				SUP	§18.08.301(d).
Automobile Rental		SUP	SUP	SUP	SUP				SUP	
Bakery, Retail	P	P	P	P	P	P	P	P	P	

TABLE 18.08-7: USES PERMITTED IN TOD BASE ZONING DISTRICTS											
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHTS REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE <b>TOD BASE ZONING DISTRICTS</b>								ADDITIONAL USEREGULATIONS(Ap ply in All Zone Districts Unless Otherwise Noted)		
	E4TC	MST C	MSTC /RLM	NVTC	SVTC	SVTC/ PLC	SVTC/ MC	SVTC/ MR			W4TC
PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)											
COMMERCIAL SALES AND SERVICES											
Bar	P	P	P	P	P	P	P		P		
Barber/Beauty Shop	P	P	P	P	P	P	P	P	P		
Building & Landscape Material/ Lumber Yard	P	SUP		P	P		P		P	§18.08.202(b)(5).	
Call Center	P	P	P	P	P	P	P		P		
Car Wash				SUP	SUP				SUP		
Child Care Center	P	P	P	P	P	P	P	P	P	§18.08.202(b)(6).	
Cleaners, Commercial	P	P	P	P	P	P	P		P		
Convenience Store	P	P	P	P	P	P	P		P		
Copy Center	P	P	P	P	P	P	P	P	P		
Custom & Craft Work	P	P	P	P	P	P	P	P	P	§18.08.202(b)(9).	
Drive-through Facility										§18.08.202(b)(10).	
Escort Service/ Outcall											
Financial Institution	P	P	P	P	P	P			P		
Freestanding Automated Teller Machine	P	P	P	P	P	P	P	P	P		
General Personal Service	P	P	P	P	P	P	P	P	P		
General Retail Store or Commercial Use Other than Listed	P	P	P	P	P	P	P	P	P		
Household Goods, Light Service, Repair & Assembly	P	P	P	P	P	P	P	P	P	§18.08.202(b)(15).	
Laboratory	P/SUP	P/SU P	P/SUP	P/SUP	P/SUP	P/SUP	P/SUP		P/SUP	§18.08.202(b)(16).	
Laundry, Drop-off/ Pickup	P	P	P	P	P	P	P		P		
Laundry, Self Service	P	P	P	P	P	P	P	P	P		
Medical Facility, Day Use Only	P	P	P	P	P	P	P		P		
Office, Other Than Listed	P	P	P	P	P	P	P	P	P		
Open Lot Parking	P	P	P	P	P	P	P	P	P	§18.08.202(b)(20).	
Pawn Shop	SUP	SUP	SUP	SUP	SUP	SUP	SUP		SUP	§18.08.202(b)(21).	
Pet Store	P	P	P	P	P	P	P		P		
Plant Nursery/ Garden Supply	P	P	P	P	P	P	P	P	P	§18.08.202(b)(22).	
Recording Studio	P	P	P	P	P	P	P	P	P		
Restaurant with Alcohol Service	P	P	P	P	P	P	P		P		

TABLE 18.08-7: USES PERMITTED IN TOD BASE ZONING DISTRICTS												
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHTSPR = SITE PLAN REVIEW REQUIREDSUP = Special Use Permit A = PERMITTED AS ACCESSORY USE								ADDITIONAL USERREGULATIONS(Ap ply in All Zone Districts Unless Otherwise Noted)			
	TOD BASE ZONING DISTRICTS											
	E4TC	MST C	MSTC /RLM	NVTC	SVTC	SVTC/ PLC	SVTC/ MC	SVTC/ MR			W4TC	
PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)												
COMMERCIAL SALES AND SERVICES												
Restaurant without Alcohol Service	P	P	P	P	P	P	P		P			
Sale of Low Volume Bulky Goods	P	P	P	P	P	P	P		P			
Service Station		P		P	SUP					§18.08.202(b)(24).		
Tattoo Parlor, Body Painting, & Similar Uses	P	P	P	P	P	P	P		P			
TV Broadcasting & Other Communication Service	P	P	P	P	P	P	P		P	§18.08.202(b)(25).		
Wedding Chapel	P	P	P	P	P	P	P	P	P			

TABLE 18.08-7: USES PERMITTED IN TOD BASE ZONING DISTRICTS											
USE CATEGORY/Specific Use Type	P = PERMITTED BY-RIGHTSPR = SITE PLAN REVIEW REQUIREDSUP = Special Use Permit A = PERMITTED AS ACCESSORY USE								ADDITIONAL USEREGULATIONS(Ap ply in All Zone Districts Unless Otherwise Noted)		
	TOD BASE ZONING DISTRICTS										
	E4TC	MSTC	MSTC/ RLM	NVTC	SVTC	SVTC/ PLC	SVTC/ MC	SVTC/ MR			W4TC
PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)											
RECREATION, ENTERTAINMENT, AND AMUSEMENT											
Casino (see Hotel w/Non-Restricted Gaming)											
Commercial Amusement/ Recreation (Outside)	SUP	SUP	SUP	SUP	SUP	SUP	SUP		SUP		
Commercial Amusement/ Recreation (Inside) other than listed	P	P	P	P	P	P	P		P		
Community Center, Private											
Convention Center			P								
Country Club, Private	P	P	P	P	P	P	P		P		
Fitness Center	P	P	P	P	P	P	P	P	P		
Gun Range (Indoor)											
Night Club	SUP	SUP	P	SUP	SUP	SUP	SUP		SUP		
Pool or Billiard Parlor	P	P	P	P	P	P	P		P		
Private Club, Lodge or Fraternal	P	P	P	P	P	P	P		P		

TABLE 18.08-7: USES PERMITTED IN TOD BASE ZONING DISTRICTS											
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHTSPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE <b>TOD BASE ZONING DISTRICTS</b>								ADDITIONAL USEREGULATIONS(Ap ply in All Zone Districts Unless Otherwise Noted)		
	E4TC	MSTC	MSTC/ RLM	NVTC	SVTC	SVTC/ PLC	SVTC/ MC	SVTC/ MR			W4TC
PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)											
RECREATION, ENTERTAINMENT, AND AMUSEMENT											
Organization											
Public Park or Recreation Area	P	P	P	P	P	P	P	P	P		
Sports Arena, Stadium, or Track	SUP	SUP	SUP	SUP	SUP	SUP	SUP		SUP		
Stable (Commercial) or Riding Academy	P	P	P	P	P	P	P		P	§18.08.202(c)(3).	
Tennis Courts	P	P	P	P	P	P	P	P	P	§18.08.202(c)(5).	
Theater (No Drive- in)	P	P	P	P	P	P	P		P		
Video Arcades	P	P	P	P	P	P	P		P		
LODGING											
Bed & Breakfast Inn	P	P	P	P	P	P	P	P	P	§18.08.202(d)(1).	
Hotel with Nonrestricted Gaming Operation	SUP		SUP	SUP	SUP				SUP	§18.08.202(d)(3).	
Hotel (Without Nonrestricted Gaming Operation)	P	P	P	P	P	P/SUP	P		P	§18.08.202(d)(4).	
Hotel-Condominium	P	P	P	P	P	P	P		P		
Motel	P		P								
Motel with Nonrestricted Gaming Operation											
Recreational Vehicle Park	SUP								SUP	§18.08.202(d)(3).	

TABLE 18.08-7: USES PERMITTED IN TOD BASE ZONING DISTRICTS										
USECATEGORY/S pecific Use Type	P = PERMITTED BY-RIGHTSPR = SITE PLAN REVIEW REQUIREDSUP = Special Use Permit A = PERMITTED AS ACCESSORY USE									ADDITIONAL USE REGULATIONS(Apply in All Zone Districts Unless Otherwise Noted)
	TOD BASE ZONING DISTRICTS									
	E4TC	MSTC	MSTC/ RLM	NVTC	SVTC	SVTC/ PLC	SVTC/ MC	SVTC/ MR	W4TC	
PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)										
INSTITUTIONAL, PUBLIC, AND COMMUNITY SERVICE										
Blood Plasma Donor Center	P	P	P	P	P	P	P		P	§18.08.202(e)(1).
Cemetery/Mausoleu m	P	P	P	P		P			P	§18.08.202(e)(2).
Church/ House of Worship	P	P	P	P	P	P	P	P	P	
College, University, or Seminary	P	P	P	P	P	P	P	P	P	
Communication	P	P	P	P	P	P	P	P	P	§18.08.202(e)(5).

TABLE 18.08-7: USES PERMITTED IN TOD BASE ZONING DISTRICTS										
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE									ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	TOD BASE ZONING DISTRICTS									
	E4TC	MSTC	MSTC/ RLM	NVTC	SVTC	SVTC/ PLC	SVTC/ MC	SVTC/ MR	W4TC	
PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)										
INSTITUTIONAL, PUBLIC, AND COMMUNITY SERVICE										
Facility, Equipment Only										
Electric Generating Plant	SUP		SUP	SUP	SUP	SUP	SUP	SUP	SUP	§18.08.202(e)(6).
Electric Utility Substation	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	§18.08.202(e)(6).
Funeral Parlor	P	P	P	P	P	P	P		P	
Government Facility	P	P	P	P	P	P	P	P	P	
Hospital, Acute & Overnight Care	P	P	P	P	P	P	P		P	
Library, Art Gallery or Museum	P	P	P	P	P	P	P	P	P	
Post Office	P	P	P	P	P	P	P	P	P	
Prison/Custodial Institution										
Public Meal Provider/ Homeless Services										
Public Transit or School Bus Shelter	P	P	P	P	P	P	P	P	P	
School, Primary (Public or Private)	P	P	P	P	P	P	P	P	P	§18.08.202(e)(9 <u>8</u> ).
School, Secondary (Public or Private)	P	P	P	P	P	P	P	P	P	§18.08.202(e)(10 <u>9</u> ).
School, Non-Traditional, Secondary (Public or Private)										
School, Vocational/ Trade	P	P	P	P	P	P	P	P	P	§18.08.202(e)(12 <u>1</u> ).
Utility Box/Well House, Back- up Generator, Pumping or Booster Station	P	P	P	P	P	P	P	P	P	§18.08.202(e)(14).
Utility Installation, Other than Listed	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	
Utilities, Major	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	§18.08.202(e)(13).

TABLE 18.08-7: USES PERMITTED IN TOD BASE ZONING DISTRICTS										
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHTS PR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE									ADDITIONAL USER REGULATIONS (Ap ply in All Zone Districts Unless Otherwise Noted)
	TOD BASE ZONING DISTRICTS									
	E4TC	MSTC	MSTC/ RLM	NVTC	SVTC	SVTC/ PLC	SVTC/ MC	SVTC/ MR	W4TC	

<b>PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)</b>										
<b>INDUSTRIAL, MANUFACTURING, WHOLESALE, DISTRIBUTION AND TRANSPORTATION</b>										
Asphalt or Concrete Batch Plant										
Animal & Animal Byproduct Processing										
Bus or other Transportation Terminal	P	P	P	P	P	P	P		P	§18.08.202(f)(2).
Chemical Processing and/or Manufacture				SUP						
Collection Station	SUP			SUP						§18.08.202(f)(3).
Crematorium	SUP	SUP	SUP	SUP	SUP	SUP	SUP		SUP	§18.08.202(f)(4).
Food Processing/ Wholesale Bakery	P	P	P	P	P	P	P		P	
Hazardous Waste										§18.08.202(f)(5).
Heavy Machinery & Equipment (Rental, Sales & Service)	P			P					SUP	§18.08.202(f)(6)
Helipad	P	P	P	P	P	P			P	§18.08.202(f)(7).
Indoor Manufacturing, Processing, Assembly or Fabrication	P			P	P		P		SUP	
Maintenance, Repair or Renovation Business	P	P	P	P	P	P	P	P	P	§18.08.202(f)(9).
Mining, Sand and Gravel Excavation										
Mini->warehouse				SUP	SUP		SUP		SUP	§18.08.202(f)(10).
Outdoor Manufacturing, Processing, Assembly or Fabrication										
Outdoor Storage	P			P	P		P		SUP	§18.08.202(f)(11).W4TC, NVTC, E4TC, SVTC:As accessory use only SVTC: South of Neil Road or CRC Southern boundary
Printing & Publishing	P	P	P	P	P	P	P	P	P	
Railroad Yard or Shop										
Rental Store, w/Outdoor storage; Truck Rental				SUP						
Salvage or Reclamation of Products (Indoors)	SUP									
Septic Tank Services										
Showroom	P	P	P	P	P	P	P	P	P	
Taxidermist	P	P	P	P	P	P	P	P	P	
Towing & Impound Yard				SUP						§18.08.202(f)(13).
Transfer Station										§18.08.202(f)(14).
Truck Stop										§18.08.202(f)(15).
Truck Terminal										
Warehouse/Distribution Center	P			P	P				SUP	E4TC: Outdoor Noise typically associated with



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	TOD BASE ZONING DISTRICTS									
	E4TC	MSTC	MSTC/ RLM	NVTC	SVTC	SVTC/ PLC	SVTC/ MC	SVTC/ MR	W4TC	
PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)										
INDUSTRIAL, MANUFACTURING, WHOLESALE, DISTRIBUTION AND TRANSPORTATION										
										the moving of vehicles and equipment is permitted
Welding Repair	P			P					SUP	§18.08.202(f)(16).
Wholesale of Construction Materials	P			P					SUP	§18.08.202(f)(17).
Wholesale of Products Manufactured or Assembled On Site	P			P					SUP	
Wrecking Yard, Salvage Yard, or Junk Yard (Outside)										
OTHER										
Farm (No Commercial Slaughtering)										
Poultry and Hog Farm										

**TABLE 18.08-7: USES PERMITTED IN TOD BASE ZONING DISTRICTS**

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	TOD BASE ZONING DISTRICTS									
	E4TC	MSTC	MSTC/ RLM	NVC	SVTC	SVTC/ PLC	SVTC/ MC	SVTC/ MR	W4TC	
ACCESSORY USES See Section 18.08.203 (Standards for Accessory Uses and Structures)										
Accessory Dwelling or Caretakers Quarters/ Domestic or Security Unit	A	A	A	A	A	A	A	A	A	§18.08.203(e)(1)
Accessory Retail Sales Associated with a Principal Manufacturing, Wholesaling, Distribution or Warehousing Use										
Automobile Rental										
Bakery, Retail										
Bar										
Barber/Beauty Shop										
Bus or other Transportation Terminal										
Caretakers Quarters	A	A	A	A	A	A	A	A	A	§18.08.203(e)(1).
Child Care, In Home (1-	A	A	A	A	A	A	A	A	A	§18.08.203(e)(3).

**TABLE 18.08-7: USES PERMITTED IN TOD BASE ZONING DISTRICTS**

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	TOD BASE ZONING DISTRICTS									
	E4TC	MSTC	MSTC/ RLM	NVC	SVTC	SVTC/ PLC	SVTC/ MC	SVTC/ MR	W4TC	
ACCESSORY USES See Section 18.08.203 (Standards for Accessory Uses and Structures)										
-6 Children)										
Child Care, In Home (7-12 Children)	A	A	A	A	A	A	A	A	A	§18.08.203(e)(3).
Child Care Center										§18.08.202(b)(6).
Commercial Amusement/ Recreation (Outside)										
Commercial Amusement/ Recreation (Inside)										
Community Center, Private	A	A	A	A	A	A	A	A	A	
Copy Center										
Drive-through Facility (Food and Beverage Service		A	A	A	SUP					§18.08.202(b)(10).
Drive-through Facility (Non- Food and Beverage Service		A	A	A	SUP					§18.08.202(b)(10).
Financial Institution										
Fitness Center										
Gaming Operation, Restricted	A	A	A	A	A	A	A		A	§18.08.202(c)(2).
General Personal Service										
Government Facility										
Guest Quarters or Guest House										
Gun Range (Indoor)										
Home Occupation	A	A	A	A	A	A	A	A	A	§18.08.203(e)(3).
Indoor Storage, incidental to a permitted use	A	A	A	A	A	A	A	A	A	
Laundry, Drop-off/Pickup										
Laundry, Self Service										
Library, Art Gallery or Museum										
Pet Store										
Pool or Billiard Parlor										
Post Office										
Recording Studio										
Restaurant with Alcohol Service										
Restaurant without										

**TABLE 18.08-7: USES PERMITTED IN TOD BASE ZONING DISTRICTS**

USE CATEGORY/Specific Use Type	P = PERMITTED BY-RIGHTSPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE									ADDITIONAL USEREGULATIONS(Ap ply in All Zone Districts Unless Otherwise Noted)
	TOD BASE ZONING DISTRICTS									
	E4TC	MSTC	MSTC/ RLM	NVC	SVTC	SVTC/ PLC	SVTC/ MC	SVTC/ MR	W4TC	
ACCESSORY USES See Section 18.08.203 (Standards for Accessory Uses and Structures)										
Alcohol Service										
School, Vocational/ Trade										
Satellite Dish										
Service Station										
Showroom										
Sidewalk Cafes	A	A	A	A	A	A	A	A	A	§18.08.203(e)(5).
Tennis Courts										
Theater (No Drive-in)										
TV Broadcasting & Other Communication Service										
Utility Alternative System	A	A	A	A	A	A	A	A	A	
Warehouse/Distribution Center					A		A			
Wedding Chapel										
Welding Repair										
Video Arcades										

**TABLE 18.08-7: USES PERMITTED IN TOD BASE ZONING DISTRICTS**

USE CATEGORY/Specific Use Type	P = PERMITTED BY-RIGHTSPR = SITE PLAN REVIEW REQUIREDSUP = Special Use Permit A = PERMITTED AS ACCESSORY USE									ADDITIONAL USEREGULATIONS(Ap ply in All Zone Districts Unless Otherwise Noted)
	TOD BASE ZONING DISTRICTS									
	E4TC	MSTC	MSTC/ RLM	NVTC	SVTC	SVTC/ PLC	SVTC/ MC	SVTC/ MR	W4TC	
TEMPORARY USES See Section 18.08.204 (Standards for Temporary Uses and Structures)										
Garage Sales										
Temporary Asphalt or Concrete Batch Plant										
Temporary Carnival, Circus, Entertainment Event, Amusement Ride	P	P	P	P	P	P	P		P	§18.08.204(d)(3).
Temporary Christmas Tree Sales Lot & Similar Uses	P	P	P	P	P	P	P		P	§18.08.204(d)(4).
Temporary Construction Structures	P	P	P	P	P	P	P	P	P	§18.08.204(d)(5).
Temporary Real Estate Sales Offices										§18.08.204(d)(6).
Temporary Open Lot Parking	P	P	P	P	P	P	P	P	P	§18.08.204(d)(7).
Stockpiling	P	P	P	P	P	P	P	P	P	§18.08.204(d)(8).

TABLE 18.08-7: USES PERMITTED IN TOD BASE ZONING DISTRICTS										
USE CATEGORY/Specific Use Type	P = PERMITTED BY-RIGHTSPR = SITE PLAN REVIEW REQUIREDSUP = Special Use Permit A = PERMITTED AS ACCESSORY USE									ADDITIONAL USEREGULATIONS(Ap ply in All Zone Districts Unless Otherwise Noted)
	TOD BASE ZONING DISTRICTS									
	E4TC	MSTC	MSTC/ RLM	NVTC	SVTC	SVTC/ PLC	SVTC/ MC	SVTC/ MR	W4TC	
TEMPORARY USES See Section 18.08.204 (Standards for Temporary Uses and Structures)										
Temporary Urban Farm	P	P	P	P	P	P			P	§18.08.204(d)(9).

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5242, § 1, 5-22-01; Ord. No. 5294, § 3, 1-8-02; Ord. No. 5363, § 1, 8-20-02; Ord. No. 5473, § 1, 7-16-03; Ord. No. 5750, § 1, 9-28-05; Ord. No. 5755, § 3, 10-12-05; Ord. No. 5762, § 1, 11-16-05; Ord. No. 5767, § 1, 11-16-05; Ord. No. 5821, § 1, 4-5-06; Ord. No. 5924, § 1, 5-9-07; Ord. No. 5938, § 1, 6-27-07; Ord. No. 5944, § 1, 6-27-07; Ord. No. 5972, § 1, 9-26-07; Ord. No. 5983, § 1, 11-28-07; Ord. No. 5993, § 1, 12-12-07; Ord. No. 6000, § 5, 1-30-08; Ord. No. 6007, § 1, 2-27-08; Ord. No. 6015, § 1, 4-9-08; Ord. No. 6042, § 1, 7-16-08; Ord. No. 6111, § 1, 7-15-09; Ord. No. 6118, § 1, 9-9-09; Ord. No. 6124, § 2, 9-23-09; Ord. No. 6143, § 1, 4-14-10; Ord. No. 6145, § 1, 4-14-10; Ord. No. 6152, § 1, 6-9-10; Ord. No. 6171, § 9, 1-19-11; Ord. No. 6182, § 1, 5-11-11; Ord. No. 6191, § 1, 7-6-11; Ord. No. 6200, § 1, 9-14-11; Ord. No. 6247, § 1, 9-12-12; Ord. No. 6309, § 1, 11-6-13)

SECTION 4: The Reno Municipal Code, Chapter 18.08 “Zoning,” Article II, “Permitted Uses and Regulations” Section 18.08.202(e)8 entitled “School, primary (public or private),” Section 18.08.202(e)9 entitled “School, secondary (public or private) and Section 18.08.202(e)10 entitled “School, non-traditional, secondary (public or private) are hereby amended, the same to read as follows:

#### **Section 18.08.202. Additional Regulations for Principal Uses.**

##### **(a) Residential Use Regulations.**

##### **(1) Cluster development.**

All cluster developments shall comply with the following regulations:

- a. Either "a.1" or "a.2" below, and all of "a.3—a.6" must be met:
  1. The natural area being preserved includes features such as a wetland, creek, or a stand of trees; or
  2. The area will be landscaped and developed with significant amenities; and
  3. The area being preserved has direct access to a roadway in public or common ownership; and
  4. The area being preserved will be held in public or common ownership; and
  5. The area being preserved is suitable for recreational use; and
  6. The open space area is at least ten percent of the gross project acreage.
- b. Cluster development shall meet the standards of the underlying zone or the "Small Lot" standards on Table 18.12-1, Section 18.12.102 (Standards for Single-Family Residential Base Zoning Districts).

(2) **Congregate care facility.** All congregate care facilities shall comply with the following regulations, as applicable:

- a. Units in a project that caters to an elderly or handicapped clientele shall be a minimum of 350 square feet. All other unit shall be 220 square feet.
- b. Maximum occupancy of two people per unit.
- c. Shall be located within 1,000 feet from a public transportation route.
- d. Facilities with 20 or more units shall have a game and TV room.
- e. Washers and dryers shall be provided at a rate of two washers and two dryers per 20 dwelling units or hookups shall be provided in each unit, or laundry service shall be provided.
- f. For projects of 20 or more units, on site management shall be required.
- g. If over 20 units in a project which caters to an elderly or handicapped clientele, provisions shall be made for paratransit including a circular drive and sheltered waiting area with a view of the drive equipped with a telephone.
- h. Dormitory style projects shall meet the requirements of c., d., e., and f. based proportional to their number of beds being equivalent to one unit.
- i. In the CRC/Residential District a special use permit is required for 50 or more units or 100 or more beds in a dormitory style project.

(3) **Convent or monastery (SF15).**

In the SF15 Zoning District only, a convent or monastery shall comply with the following regulations:

- a. When more than five members reside permanently on-site, the residential adjacency standards in Section 18.12.304 shall be met.

(4) **Group home.**

All group homes shall comply with the following regulations:

- a. Group homes shall have a maximum of six clients plus two staff residing in a house.
- b. Group homes serving persons with disabilities may have a maximum of ten clients with house parents or guardians and shall be licensed by the city, county or state.
- c. The minimum distance between group home establishments shall be established by operation of state law.

(5) **Manufactured home.**

All manufactured home uses shall comply with the following regulations, as applicable:

- a. Dwellings shall be permanently affixed to a full perimeter foundation designed to meet local requirements. Anchorage of the structure to the foundation must provide a mechanism for effectively transferring building loads to the foundation. A Nevada Registered Engineer's design of the foundation and anchorage system may be required at the discretion of the administrator.

- b. Dwellings shall be converted to real property as defined by the Washoe County Assessor.
- c. Dwellings shall have been manufactured within five years of being affixed to the lot.
- d. Roofing materials and colors shall be different than siding materials and colors to create contrast. Acceptable roofing materials include asphalt shingle, tile, wood shake, or colored metal. Acceptable siding materials include wood, stucco, masonry, rock or vinyl.
- e. Dwellings shall consist of more than one section with a minimum size of 320 square feet for each section.
- f. Dwellings shall contain at least 1,200 square feet of living area.
- g. Siding shall extend to within 12 inches of grade.

**(6) Mobile home subdivision or mobile home park.**

All mobile home subdivision and mobile home park uses shall comply with the following regulations, as applicable:

- a. All property shall be zoned with the Mobile Home (MH) Overlay Zoning District. See Section 18.08.401(b) of this chapter.
- b. All mobile home subdivision and mobile home park uses shall comply with the requirements of Section 18.08.401(b) (MH Overlay Zoning District).

**(7) Multi-family.**

All multi-family residential uses shall comply with the following regulations:

- a. In the NC District only, multi-family residential dwellings are permitted only on properties with commercial, sales, or service businesses.
- b. All multi-family units shall provide:
  - 1. Laundry facilities consisting of two washers and four dryers per 20 dwelling units or hook-ups in each dwelling unit.
  - 2. Air conditioners shall be provided for multi-family uses adjacent to major arterials or under the airspace of the Reno-Tahoe or Reno-Stead Airports (See Figures 18.08-15 and 18.08-16 below).
- c. For projects of ten or more two-bedroom units the following shall be provided:
  - 1. A central playground(s) equivalent to 15 square feet per two bedroom dwelling unit.
- d. For projects of 20 or more units:
  - 1. On site management shall be required.
- e. For projects of 30 or more units the following shall be provided:
  - 1. A lighted building directory in a public area.
  - 2. Lidded dumpsters.
  - 3. Covered mail boxes located in a central area which is lighted and has seating available.

- 4. Laundry rooms shall have secured access.
  - 5. Common areas shall be visible from windows.
  - f. Parcel/subdivision plat required for condominium conversions.
  - g. In the CRC/Residential District a site plan review is required if more than 4 units and fewer than 50 units and a special use permit is required if 50 or more units.
- (8) **Nursing home/assisted living facility (MF14, MF21, MF30).**
- In the MF14, MF21, and MF30 Zoning Districts only, nursing home/assisted living facility uses shall comply with the following regulations:
- a. Facilities licensed for more than ten beds shall have access to a collector or arterial street.
- (9) **Single-family, attached/condominium/townhouse.**
- All single-family attached/condominium/townhouse residential uses shall comply with the following regulations, as applicable:
- a. In the PO and NC Districts only, such residential uses shall be above the first floor.
  - b. For new construction or conversion, a tentative map is required for five or more townhouse or condominium units.
  - c. In the CRC/Residential District a special use permit is required if the project contains 50 or more units.
- (10) **Single room occupancy/private dorm.**
- All single room occupancy/private dorm uses shall comply with the following regulations:
- a. Shall have a secured common entrance lobby and corridor access to all units.
  - b. Facilities with 12 or more rooms shall have a resident on-site manager. An office for the manager shall be provided and shall be located near the entry.
  - c. Maximum occupancy of two people per unit or two persons plus one child.
  - d. Shall be located no more than one-quarter mile from a public transportation route.
  - e. Facilities with 50 or more rooms shall have a common, centrally located recreation space.
  - f. Units shall be a minimum of 220 square feet for two people, 320 square feet for two people and one child, exclusive of bathroom facilities.
  - g. Units shall include a sink, toilet, and shower.
  - h. All the units shall include a kitchen, consisting of a refrigerator, microwave oven, two burner stove (minimum), sink, food preparation center, and cupboard.
  - i. Personal storage space shall be provided within each unit.
  - j. Adequate storage space for bicycles and motor scooters shall be provided.
  - k. Access to police with proper identification shall be provided.

1. In the CRC/Public Facility District a site plan review is required if the project contains more than four and fewer than 50 rooms and a special use permit is required if the project contains more than 50 rooms.

(b) **Commercial Sales and Service Use Regulations.**

(1) **Adult business.**

a. **Purpose and intent.**

1. The purpose and intent of these adult business regulations is to prevent crime, protect the city tourist and retail trade, maintain property values, and preserve the quality of the city's neighborhoods, commercial districts, and the quality of urban life, and to permit reasonable alternative avenues of communication to prevent the proliferation of illegal sex related businesses.
2. Pursuant to NRS 278.022 et seq., special regulation of adult businesses is necessary to ensure that any possible secondary effects of these businesses will not be experienced by young people nor contribute to the blighting or downgrading of surrounding neighborhoods nor detract from the tourism efforts of the city, its redevelopment agency, and private businesses. With this in mind, the following purposes will be furthered by the adoption of this regulation:
  - i. To prevent exposure of materials subject to regulation by this section to minors;
  - ii. To prevent location of adult businesses near areas frequented by minors;
  - iii. To prevent the concentration or clustering of adult businesses in any one area and away from areas frequented by tourists;
  - iv. To limit the potential spread of sexually transmitted diseases and the opportunity for the commission of public offenses, including but not limited to, solicitation, prostitution, and the trafficking of controlled substances.
3. The city council recognizes that adult businesses, because of their potentially objectionable operational characteristics, can have a deleterious effect on adjacent properties, particularly when several of them are positioned in close geographic proximity. This regulation is designed to minimize these effects.
4. Finally, it is recognized that there have been many court cases since 1980 with respect to presumed first amendment businesses, and it is the intent of this ordinance to act consistently with respect to the holdings of those cases by assuring adequate locations within the City of Reno for the conduct of adult businesses and that regulations governing adult businesses are content neutral reasonable time, place and manner regulations furthering the purposes of this section.

b. **Exception.**

An "adult bookstore" which only has a segment or section devoted to the sale, lease or display of material referred to in the definition of "adult bookstore" in



Section 18.24.203 of this title is not subject to regulation under this subsection if all of the following criteria are met:

1. The segment or section devoted to said material does not exceed seven percent of display or retail floor space of the business or 200 square feet, whichever is less; and
2. The material is available only for sale or lease for private use by the purchaser or lessee outside and off the premises of the business; and
3. The segment or section devoted to said materials is segregated by partition, separate internal entrance, or otherwise obscured from casual observance by minors; and
4. The segment or section is clearly signed to prohibit access by minors; and
5. The segment or section is adequately staffed or within view of staff or otherwise controlled to assure monitoring of minors who may seek access to said segment or section.
6. The business in which such a segment or section is located may not advertise itself or hold itself out to the public in any way as being an adult business, whether by store window displays, signs, or other means.
7. The business in which the segment or section devoted to said materials is located is not licensed pursuant to Section 5.11 et seq. of the Reno Municipal Code for "Gaming," or any other numbered section to which these activities may be assigned.
8. A business wherein an exception as defined by the above criteria is established cannot be combined with any other area or business to result in an increase in the floor area devoted to this activity beyond the maximum specified in b.1. above.

c. **Locational criteria.**

Adult businesses, as defined in Section 18.24.203 may be located only in the I (Industrial), IB (Industrial Business) and the IC (Industrial Commercial) Districts provided they comply with all of the following:

1. No adult business may be located within the Downtown Redevelopment Area as measured from the building footprint of the adult business to the property line of the nearest parcel within the prohibited area.
2. No adult business may be located on a parcel which abuts a freeway, expressway, major or minor arterial roadway.
3. No adult business may be located within 750 feet of any:
  - i. Residentially zoned district;
  - ii. Unrestricted gaming operation;
  - iii. Public or private university, college, school, preschool as defined by the Washoe County Social Services Department; or
  - iv. Park or playground as measured from the building footprint of the adult business to the property line of the above-characterized property.

- v. No adult business may be located within 1,000 feet of any:
  - Adult business;
  - Cabaret as defined in Title 5, Section 5.07.170 of RMC (Cabaret Licenses), Category "B" or "C", as measured from the building footprint of the adult business to the property line of the above-characterized property; or
  - Adult interactive cabaret as defined in Title 5, Section 5.06.011 of RMC as measured from the building footprint of the adult business to the property line of the above-characterized property.

d. **Operational requirements.**

1. Hours of operation. No adult business located outside of the industrial zoning districts shall operate or remain open for more than 17 hours within a single 24-hour period, unless a special use permit for extended hours of operation is approved pursuant to Section 18.06.405 (Special Use Permit).
2. Signs and displays. In addition to the sign limitations of zone in which the business is located, all adult businesses shall be subject to the following sign regulations:
  - i. No product for sale or gift, or picture or other representation thereof, shall be displayed so as to be visible from the street or exterior of the building.
  - ii. The following signs must be posted at each entrance and at least one interior wall of the building, clearly visible to the public:
    - No one under the age of 18 is allowed in these premises.
    - No alcoholic beverage of any kind is allowed in these premises.
  - iii. Lettering must be at least one and one-half inches in height.
3. Adult motion picture arcade. Individual enclosures shall comply with Figure 18.08-2. Side and rear walls may extend from floor to ceiling. The entrance to the enclosure shall maintain a minimum clearance of 18 inches from the top and bottom of the door frame. Door frames shall not exceed seven feet in height. The opening may not be blocked at any time by a door, wall, curtain or other partition. Enclosures shall be configured in such a manner that there is an unobstructed view from a manager's station to the interior of the enclosure or a video surveillance system installed to monitor customer activity. Locks or barriers to entry shall not be installed on the doors which would restrict access by management or emergency service personnel. Enclosures shall comply with ADA requirements.
4. Lighting. The public area including but not limited to video sale or rental or the viewing area of an adult bookstore must have lighting which is a

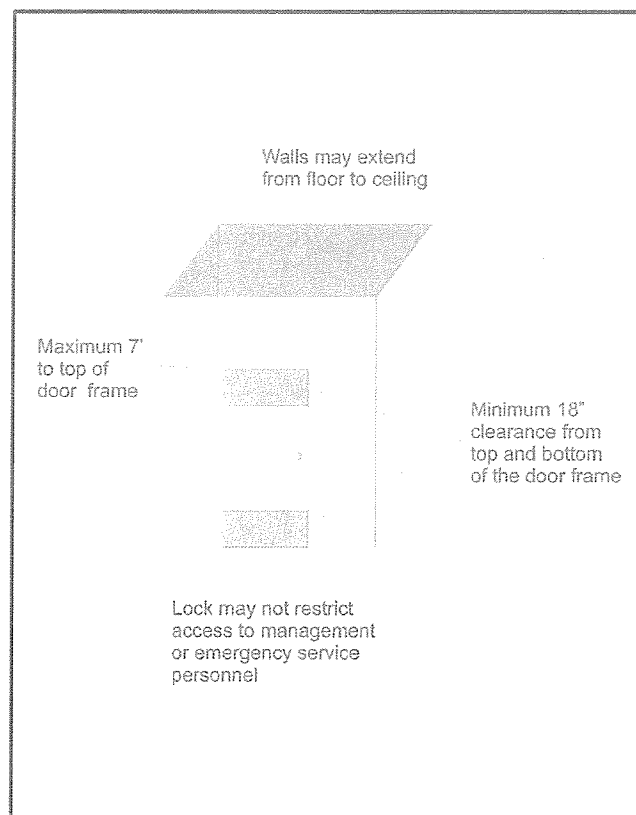
minimum of 30 foot candle power when measured at a point of 60 inches from the floor.

e. **Waiver.**

The city council may waive one or more of the locational criteria contained in c. above for any adult business if all of the following findings are made:

1. The proposed use will not be materially adverse to properties within 750 feet;
2. The proposed use will not result in the deterioration of the area, including but not limited to deterioration of property values, increased crime rates, decrease in property maintenance, or change to demographics of the area within 1,500 feet; and
3. The establishment of an additional adult business in the area will not be contrary to any program of neighborhood conservation nor will it interfere with any program of urban renewal within 1,500 feet.

**FIGURE 18.08-2: ADULT MOTION PICTURE ARCADE ENCLOSURE**



f. **Scope of establishing a business.**

Establishment of an adult business, as used in this section, shall include the opening of such business as a new business, the relocation of such business, the enlargement of such business in either scope or area, or the conversion of an existing business location to any of the uses described in this section.

g. **Nonconformance.**

All adult businesses legally established prior to the effective date of this ordinance which do not comply with the provisions of its sections shall be deemed nonconforming and may continue to operate provided, however, that any preexisting adult businesses will further be subject to the provisions of Article V (Nonconformities) of this chapter. No legally established adult business shall be deemed nonconforming solely by virtue of the subsequent creation or expansion of any other use or zone.

h. **Amortization.**

Those licensees not in conformance with the provisions of this chapter at the date of adoption of this ordinance shall have a period of one year to conform to the requirements of this chapter unless, by application to the city council, a further time period is allowed by the city council based upon undue hardship. If the business is nonconforming due to its location, and the business owner has title to the subject real property, the requirement to discontinue the locational nonconformity by relocating the business will apply only in the event of a change of ownership by sale or transfer or bequest.

i. **Written decision required.**

1. Decisions shall be in writing.
2. Decisions shall include an explanation setting forth the reasons for the decisions.

j. **Time limitations on review of applications.**

1. The following are time limitations on the pertinent decision-maker to review applications for adult businesses as applicable:
  - I. The administrator shall make a decision within five working days after an application is accepted as complete in accordance with NRS 278.02327.
  - II. The city council shall hold a hearing promptly but in no event longer than 65 days from the date the appeal is filed.
  - III. If the applicant requests a continuance or a specified time or date for the matter to be heard, the time limitations provided herein are deemed waived.

k. **Appeal.**

An aggrieved person may appeal the decision of the administrator by paying the appeal fee and filing an appeal to the city clerk with ten days of the date of the administrator's or building official's decision, as applicable.

l. **Setting the appeal.**

1. The city clerk shall set the appeal for the next available city council meeting at least 15 days in the future from the date of the appeal.

m. **Judicial review.**

1. Judicial review may be sought in accordance with Chapter 34 of the NRS.

2. If the city denies a "First Amendment" application, the city will institute legal proceedings within ten working days of its final action to determine in an adversarial proceeding the constitutionality of the denial on prior restraint grounds, unless otherwise waived by the applicant. For purposes of this subsection, a "First Amendment" application is one in which the applicant has inserted the words, "First Amendment" in the caption of the application.

(2) **Animal clinic, shelter, hospital or boarding/kennel.**

Except in the industrial zoning districts (I, IC, and IB), all animal clinic/shelter/hospital or boarding kennel uses shall comply with the following regulations, as applicable:

- a. Where permitted as a use only as shown in the Summary Land Use Tables (GO, NC, AC, CC, MU Districts), all pens, boarding and activities shall be inside.
- b. Where permitted as a "SUP" use only as shown in the Summary Land Use Tables (LLR2.5, LLR1, LLR.5 Districts):
  1. Shall have a minimum lot size of two and one-half acres.
  2. Outside pens may not be closer than 150 feet to residentially zoned property.
  3. A four-foot tall, 25-foot wide landscaped berm shall be provided on any property line in common with a residentially zoned property.

(3) **Auto repair garage/paint and body shop.**

All auto repair garage/paint and body shop uses shall comply with the following regulations, as applicable:

- a. **In the AC, CC, MU Zoning Districts only:**
  1. Openings in service bays shall not face public rights-of-way and shall be designed to minimize visual intrusion into adjoining properties.
  2. All repair work shall be performed within an enclosed building.
  3. In the CC District, all painting shall be performed within a paint booth approved by staff.
  4. Outdoor storage is not allowed in the CC or MU Districts.
  5. In the AC District, all disabled or wrecked vehicles shall be stored in an area that is screened from view from the surrounding properties and adjoining streets.
- b. **In the I and IC Zoning Districts only:**
  1. All disabled or wrecked vehicles shall be stored in an area that is screened from view from the surrounding properties and adjoining streets.
  2. All painting shall be performed within a paint booth approved by the administrator.

(4) **Automobile rental.**

- a. Shall be allowed as an accessory use to automobile sales in all districts.

(5) **Bakery, retail (NC).**

In the NC Zoning District only, retail bakery uses

- a. Shall only prepare baked goods to be sold on the premises.

**(6) Building and landscape material/lumber yard (CC, IC, I, MU).**

In the MU, CC, IC, I Zoning Districts only, building and landscape material/lumber yard uses shall comply with the following regulations, as applicable:

- a. Storage of lumber, coal or other combustibles shall not be less than ten feet from any interior lot line, and a suitable roadway from the street to the rear of the property shall be provided, maintained and kept open at all times.
- b. Outdoor storage shall be screened from view of adjacent properties and streets.
- c. An all-weather surface or paving shall be provided.
- d. In the MU and CC Districts only, shall not exceed four acres in the aggregate.
- e. In the I District only, shall be primarily wholesale of merchandise.

**(7) Child care center/facilities.**

All child care centers and facilities, including accessory in-home child care uses, shall comply with the following regulations, as applicable:

**a. Child care center regulations.**

The following regulations shall apply to all child care centers:

1. Access to the child care center shall be by means of a collector or arterial street.
2. The maximum lot coverage shall not exceed 40 percent.
3. The site shall be designed so that all discharging or loading of passengers from a vehicle is accomplished on the site. The layout of driveways, circulation patterns and parking shall be approved by the administrator prior to the issuance of any building permits.
4. Where structures or play areas are adjacent to residentially zoned property:
  - i. A six-foot high block wall shall be installed along the common property line, with an additional buffer of plant materials along the play area.
  - ii. The building entrance and access shall be oriented away from residential uses on local streets.
  - iii. Outdoor play shall be limited to daylight hours.
  - iv. Outdoor lighting shall be designed so as to not shine directly onto any abutting residential property.

**b. In-home child care regulations.**

The following regulations shall apply to all in-home child care uses:

1. The residence or dwelling unit in which the in-home child care use is operated shall be the permanent residence of the provider of the in-home child care.

- c. **Child care facilities in the PO District.** Child care centers shall only be an accessory use to an office use in the PO District.

(8) **Cleaners, commercial (NC).**

In the NC Zoning District only, all commercial cleaner uses shall comply with the following regulations:

- a. Shall only be permitted on the first floor unless the building is over three stories, then may be placed on first or second floor.
- b. Drop-off only. Cleaning shall be performed off-site.

(9) **Copy center (MF30, PO).**

In the MF30 and PO Zoning Districts only, copy center uses shall comply with the following regulations, as applicable:

- a. **In the MF30 Zoning District only:**
  - 1. Shall only be permitted on the first floor.
  - 2. In the MF30 District, access shall be from a collector or larger street.
- b. **In the PO Zoning District only:**
  - 1. Shall only occupy up to 30 percent of office building.

(10) **Custom and craft work (NC, AC, CC, MU).**

In the NC, AC, CC, and MU Zoning Districts only, custom and craft work uses shall comply with the following regulations:

- a. All work shall be performed within an enclosed building.
- b. No outdoor storage permitted.

(11) **Drive-through facility.**

All drive-through facilities shall comply with the following use regulations, as applicable:

- a. Drive-throughs shall be separated from residential properties by an intervening building.
- b. Drive-throughs shall not have access to local residential streets unless needed for traffic safety.
- c. Stacking lanes for drive-through service windows shall be provided according to Section 18.12.1102, shall be visually screened as required in Section 18.12.1205(e), and shall be situated so as to not block any other drive aisle or parking space.
- d. In the IC and IB Districts only, shall be accessory to permitted uses.

(12) **Financial institution (MF30).**

In the MF30 Zoning District only, financial institution uses shall comply with the following regulations:

- a. Shall only be permitted on the first floor.
- b. No drive-through permitted.
- c. Access shall be from a collector or larger street.

(13) **Freestanding automated teller machine (PO, GO, PF, NC, I, IB, IC).**

In the PO, GO, PF, NC, I, IB, and IC Districts only, all freestanding ATM uses shall comply with the following regulations:

- a. Adequate off-street parking and/or queuing spaces for four cars shall be provided.

(14) **General personal service (MF30, PO, GO).**

General personal service uses shall comply with the following regulations, as applicable:

- a. **In the MF 30 District only:**
  1. Shall only be permitted on the first floor.
  2. Access shall be from a collector or larger street.
- b. **In the PO and GO Districts only:**
  1. Must provide a service to the occupants of the office buildings.
  2. Must be less than 20 percent of the entire floor area of the building.

(15) **General retail store or commercial use other than listed (MF30, NC).**

In the MF30, and NC Districts only, all general retail store or commercial uses, other than those specifically listed, shall comply with the following regulations, as applicable:

- a. In the MF30 District only, access shall be from a collector or larger street.
- b. In the MF30 District, shall only be permitted on the first floor for one, two, and three story buildings. Only permitted on the first and second floors for buildings over three stories.
- c. In the NC District only, shall not exceed 80,000 square feet in any one building.

(16) **Household goods, light service, repair and assembly.**

In all zoning districts where permitted, except the I District, household goods/light service, repair and assembly uses shall comply with the following regulations:

- a. All work shall be in an enclosed building.
- b. Must have Health and Fire Department approval for hazardous material handling and painting.
- c. No outdoor storage or display shall be permitted except in the IC District. In the IC District, outdoor storage shall be subject to the same conditions as required for outdoor storage as a stand-alone use.

(17) **Laboratory.**

All laboratory uses shall comply with the following regulations, as applicable:

- a. Shall be demonstrated that the lab is in compliance with health and fire codes.
- b. Testing on animals requires approval by Washoe County District Health Department.
- c. In all zoning districts, laboratories are only permitted by-right when accessory to dental, medical, professional office, or manufacturing uses, or when less than 4,000 square feet.



- d. In MU Zoning Districts a special use permit is required if the use meets the "Group H" occupancy, as defined in the building code in effect in the city, or if more than 4,000 square feet.
- e. In the MRC District a medical or dental laboratory of any size is permitted without discretionary review.

**(18) Laundry, drop-off/pickup (MF30, GO, NC).**

In the MF30, GO, and NC Zoning Districts only, drop-off/pickup laundry uses shall comply with the following regulations, as applicable:

- a. Shall not exceed 2,000 square feet in size.
- b. In the MF30 District only, access shall be from a collector or larger street.
- c. In the MF30 District only, shall only be permitted on the first floor.

**(19) Laundry, self service (MF30).**

In the MF30 Zoning District only, self-service laundry uses shall comply with the following regulations:

- a. Shall only be permitted on the first floor.
- b. Access shall be from a collector or larger street.

**(20) Office, other than listed (MF30 MU/SVTC, and I).**

- a. In the MF30 Zoning District only, office uses other than those specifically listed in the Summary Land Use Tables shall comply with the following regulations:
  - 1. Shall only be permitted on the first floor.
  - 2. In the MF30 District only, access shall be from a collector or larger street.
- b. In the MU/SVTC for conversions from existing single family residential use, backing out into the right-of-way and tandem parking spaces are allowed for a maximum of two parking spaces, on streets smaller than a collector and if a minimum of 50 feet from the driveway to the curb return of any intersection is provided.
- c. Medical offices shall be prohibited in the I Zoning District.

**(21) Open lot parking.**

- a. Open lot parking uses in the PO, GO, PF, NC, and AC zoning districts shall comply with the following regulations, unless the property also falls within a redevelopment district, as amended, then the conditions of (20)b. shall apply:
  - 1. Shall demonstrate the need for the lot through a parking study submitted to the administrator for approval prior to issuance of a permit.
  - 2. Approval for an open lot parking may be granted only for a period of three years. Requests to continue usage beyond that period shall require the renewal of a site plan, or special use permit, as required in the original application. The renewal shall not exceed three years in duration.
- b. Open lot parking uses in the DRRC Overlay Zoning District and the Redevelopment Districts, as amended, shall comply with the following:

1. Open Lot Parking Uses. Approval of open lot parking may be granted by the administrator for a period of three years. Requests to continue usage beyond that period shall require a time extension renewed every year according to Section 18.06.405(i)(1) and with the approval of city council.
2. Approved open lot parking pursuant to subsection 1 (above) shall include lighting, sidewalks and street trees required under RMC Title 18. The sidewalks may exclude the four and one-half-foot portion required for window shopping and outdoor seating as applicable per this chapter.
3. By reviewing an application for extension of time filed at least 30 days preceding the end of the initial duration of an approved open lot parking, the administrator may extend the initial period, not to exceed one year, of the approved open lot parking. The administrator's grant of approval or denial of an extension is subject to approval by the city council.
4. The required site improvements during the extension period shall be as required for the initially approved open lot parking.

**(22) Pawn shop.**

In all zoning districts, all pawnshop uses licensed, constructed or approved after September 15, 2000, shall meet the following standards:

- a. A 1,000-foot separation measured property line to property line from Washoe County School District schools, private schools K—12 licensed by the State of Nevada and UNR.
- b. Pawnshops are specifically prohibited from parcels contiguous to the following streets:
  1. Virginia Street south of North McCarran Boulevard.
  2. Kietzke Lane from Mill Street to South Virginia Street.
  3. Plumb Lane east of South Virginia Street.
  4. Moana Lane between South Virginia Street and Kietzke Lane.
  5. McCarran Boulevard.

**(23) Plant nursery/garden supply (NC, AC, CC, MU).**

In the MU, NC, AC, and CC Zoning Districts only, plant nursery/garden supply uses shall comply with the following regulations:

- a. Outdoor storage of materials (bark, soil, etc.) shall be screened from view of the street and adjacent residentially zoned property.

**(24) Restaurant with alcohol service (AC, CC, I, IB, IC, MU).**

In the AC, CC, I, IB, and IC Zoning Districts only, restaurant with alcohol service uses shall comply with the following regulations, as applicable:

- a. Lounge areas shall occupy no more than 30 percent of the total floor area.
- b. Shall include a full commercial kitchen with a complete menu.
- c. Food shall be served all hours that the business is open.

- d. In the CRC/General Mixed Use District a special use permit is required adjacent to Residential Master Plan land use designation.

(25) **Gas station.**

All gas station uses shall comply with following regulations:

- a. All activities and operations shall be conducted entirely within an enclosed structure, except as follows:
  - 1. The dispensing of petroleum products, water and air from pump islands.
  - 2. The provision of emergency service of a minor nature.
  - 3. The sale of items via vending machines which shall be located within the main structure.
  - 4. Only allowed in the DRC and NVTC Districts with direct or indirect access to the freeway.
- b. Pump islands shall be located a minimum of 20 feet from a street right-of-way line. A canopy or roof structure over a pump island may be located no closer than ten feet from the street right-of-way line if it matches the architecture and color of the building.
- c. No vehicle shall be parked on the premises for the purposes of offering the vehicle for sale.
- d. No used or discarded automotive parts or equipment or disabled, junked, or wrecked vehicles shall be located in any open area outside the main structure.
- e. Noise from bells or loudspeakers shall not be audible beyond the property line at any time.
- f. Light shall be shielded from adjacent residentially zoned properties.

(26) **TV broadcasting and other communication service (LLR2.5, LLR1, LLR.5, PO, GO, PF, NC, AC, CC, MU).**

- a. TV broadcasting and other public communication service uses shall comply with the following regulations, as applicable, in the PO, GO, PF, NC, AC, CC, MU Districts only:
  - 1. No freestanding towers shall be permitted.
  - 2. Any antennae or dishes shall be incorporated into the architecture of the building.
- b. In the LLR2.5, LLR1, and LLR.5 Districts only:
  - 1. Towers shall be subject to the use regulations for "communication facilities, equipment only" uses stated in Section 18.08.202(e) below.

(c) **Recreation, Entertainment, and Amusement Use Regulations.**

(1) **Country club, private.**

In all zoning districts where permitted, except the MU District, private country club uses shall comply with the following regulations:

- a. Shall have a minimum lot area of two acres.

(2) **Gaming operation, restricted.**

- a. In all zoning districts where permitted, restricted gaming operations shall be located in the same building as, and operated as incidental to, one of the following principal uses:
  1. Restaurant with or without alcohol service.
  2. Bar.
  3. Delicatessen.
  4. Grocery store.
  5. Convenience store.
  6. Drug store.
  7. Liquor store.
  8. Bowling alley, billiard hall, and other similar indoor commercial amusement/recreation establishments.
  9. Hotel.
  10. Motel
  11. General retail store or commercial use not otherwise listed in this subsection and having greater than 3,000 square feet of retail floor area.
- b. To prohibit establishments that are allowed to operate restricted gaming from creating the perception of a casino, non-restricted gaming establishment, or the like, the use shall comply with the following:
  1. Establishments shall be physically separated by solid wall.
  2. Establishments shall not share common building facilities such as bathroom, kitchens, storage areas or the like.
  3. Establishment signage shall in no way identify them as a non-restricted gaming establishment or the like.
  4. Establishments shall maintain separate entrances and addresses.

(3) **Stable, commercial or riding academy (CC, HC, MU).**

In the CC, HC, and MU Zoning Districts only, commercial stable or riding academy uses shall comply with the following regulations:

- a. Stable and riding area shall be indoor only.

(4) **Stable, private.**

All private stable uses shall comply with the following regulations:

- a. Stables for more than four horses shall be located on one acre or larger lots.

(5) **Tennis courts (All districts except OS, HC).**

In all zoning districts except the OS, and HC Districts, tennis courts shall comply with the following regulations:

- a. Lights shall be shielded from adjacent residences.

- b. Courts shall be screened from adjacent residences.
- c. All lighting shall be subject to site plan review.
- d. Fences shall meet side and rear yard setbacks.

(d) **Lodging Use Regulations.**

(1) **Bed and breakfast inn (SF9, SF6, MF14, MF21, MF30, PO, NC, RTIARC, RSARC).**

Bed and breakfast inn uses shall comply with the following regulations, as applicable:

a. **In the SF9, SF6, MF14, MF 21, MF30, PO, and NC Districts only:**

- 1. The establishment shall be located in an existing residential structure containing not more than six guest rooms.
- 2. Cooking facilities in guest rooms are not permitted.
- 3. Individual guest occupancy is limited to no more than one month in any three-month period.
- 4. Off-street parking shall be provided at a ratio of one space for each inn bedroom, plus two for the resident's use.
- 5. The required off-street parking for guests shall be screened by a six-foot fence or by dense landscaping.
- 6. The operator of the establishment shall reside on-site.
- 7. Twenty percent of the site shall be landscaped.

b. **In the SF9, SF6, MF14, PO, and NC Districts only:**

- 1. This use shall only be permitted in structures on a historic register or zoned historic overlay.

(2) **Hotel.**

A principal hotel use may be combined with such ancillary business uses as are customarily conducted in conjunction with hotel uses; including but not limited to retail, restaurants, fitness, personal services, car rental, recreation and special events. For purposes of interpreting and administering this chapter, such ancillary business uses may be considered principal uses to allow different ownership and operation from the principal hotel use, but in all other respects shall be treated as accessory uses according to Section 18.08.204, below.

(3) **Hotel, with nonrestricted gaming (HC, MU).**

In the HC and MU Zoning Districts only, hotel with nonrestricted gaming uses shall comply with the following regulations, as applicable:

a. **Regulations applicable in the HC and MU Districts.**

All hotel with nonrestricted gaming uses in the HC and MU Districts shall comply with the following regulations:

- 1. Use.
  - i. Only the establishment of a new primary use requires a special use permit.

2. Operator.
    - i. Each application for a special use permit shall include the name(s) of the person(s) and/or firm which will operate the hotel/casino.
  3. Minimum room requirements.
    - i. There shall be a minimum of 201 rooms per facility.
  4. Gaming space and site area.
    - i. A maximum of 37,500 square feet of gaming space will be allowed without requiring an increase in the minimum number of rooms.
    - ii. Expansion of the gaming area beyond the 37,500 square feet will require the construction of additional rooms over 201 by the proportionate ratio of 125 square feet of gaming space to each room up to a maximum of 500 rooms at which point no additional rooms will be required.
  5. Landscaping, parking lot.
    - i. All interior parking lot landscaping requirements (islands) may be satisfied by relocation of the total amount required by Section 18.12.1205(e) to the perimeter of the parking lot. This amount shall be added to whatever would have been required on the perimeter of the lot.
- b. **Regulations applicable in HC District only.**
- In addition to the regulations in subsection a. above, hotel with nonrestricted gaming uses in the HC District shall comply with the following regulations:
1. Locational criteria.
    - i. The site must have direct access from a major arterial as designated in the Land Use/Transportation Guide.
    - ii. The building footprint of the casino must be located at least 500 feet from the nearest existing school, church, residentially zoned property, or hospital.
    - iii. The structure must be located outside of the Airport Flight Path overlay of the Reno-Tahoe International Airport (See Figure 18.08-5.)
  2. Gaming space and site area.
    - i. The maximum area of all gaming space shall not exceed ten percent of the net land area of the site.
    - ii. No hotel with or without gaming shall be permitted on a site of less than three acres in net land area.
  3. Landscaping/recreation.
    - i. The minimum area devoted to landscaping and recreational uses shall be equal to 30 percent of the net land area.

- ii. A minimum of 15 percent of the net land area is to be landscaped in such a manner as to soften the appearance of the project from the street; break up the parking lot(s); and buffer adjoining land uses.
    - iii. The minimum area devoted to recreational uses shall be equal to seven and one-half percent of the net land area. Recreational uses shall include putting greens, jogging paths, fitness centers, video arcades, tennis courts, outdoor picnic areas, court games, swimming pools, playgrounds, theaters, bowling alleys, ice skating rinks and other similar facilities.
  - 4. Convention access/space.
    - i. If the site is located within one-quarter mile (measured from property line to property line) of the Reno-Sparks Convention Center, the applicant must provide an access plan, showing safe and usable year-round access from the project to the Convention Center, which avoids traffic congestion, particularly that caused by pedestrian traffic or vehicular shuttle service; or
    - ii. If located more than one-quarter mile (measured from property line to property line) from the Reno-Sparks Convention Center, the project must provide convention space at a minimum ratio of 50 square feet per hotel room.
- c. **Regulations applicable in MU District only.**

In addition to the regulations in subsection a. above, hotel with nonrestricted gaming uses in the MU District shall comply with the following regulations:

  - 1. A minimum lot size of one acre shall be met.
  - 2. A minimum ratio of 1:1 (one square foot to one square foot) of public space to gaming space shall be maintained.
  - 3. Gaming space may not exceed public space until a maximum of 37,500 square feet of public space is reached.
  - 4. In the CRC/TC District the following shall be demonstrated:
    - i. A minimum of 20,000 square feet of convention space shall be provided on site.
    - ii. A minimum of 35,000 square feet of gaming area consisting of both slot machines and live games.
    - iii. Three restaurants shall be provided, one of which must be open for service to the public 24 hours per day, seven days a week and which has a minimum seating capacity of 60 patrons at one time.
    - iv. Safe connections and amenities supporting the convention center.
    - vi. All off the above improvements shall be constructed or provided prior to any certificate of occupancy for any new development.
  - 5. In the RRC/TC, only one Hotel with Nonrestricted Gaming Operation shall be allowed. An additional Hotel with Non restricted Gaming Operation shall not be approved unless any existing special use permit for this use is simultaneously revoked.

6. In the SVTC, NVTC, E4TC, and W4TC, only allowed where currently operating and existing and /or entitled at the adoption of the associated TOD ordinance.
- (4) **Hotel (Without Nonrestricted Gaming Operation).**
  - a. Only allowed in the RTIARC and RSARC within ½ mile of the airport terminal, except prohibited in the Airport Critical Area.
  - b. Only allowed in the SVTC/PLC for over 60 units with the approval of a special use permit.
- (5) Hotel Condominium within the RTIARC only allowed within ½ mile of the airport terminal, except prohibited in the Airport Critical Area.
- (6) Motel within the RTIARC and RSARC only allowed with ½ mile of the airport terminal, except prohibited in the Airport Critical Area.
- (7) **Motel with nonrestricted gaming.**

All motel with gambling uses shall comply with the following regulations:

  - a. All requirements and regulations for hotels with nonrestricted gaming in the HC District shall be met.
- (8) **Recreational vehicle park.**

All recreational vehicle park uses, where permitted in a zoning district as shown in the Summary Land Use Tables, shall comply with the following regulations:

  - a. Vehicle may not stay longer than 90 days pursuant to NRS.
  - b. All recreational vehicle parks shall be subject to issuance of a special use permit. Applications and procedures shall be in the manner provided by this title. Additionally, recreational vehicle parks shall comply with any applicable statutes and ordinances and any regulations of the state and county district health departments.
    1. Uses permitted.
      - i. Recreational vehicles;
      - ii. Cabana, ramada, or patio, and one detached storage room per recreational vehicle space;
      - iii. Community recreation buildings and facilities, laundry, car and trailer wash, battery charging station, water fill-up, boat or storage facilities serving the recreational vehicle park only;
      - iv. Management offices or one single-family dwelling, or mobile home, used exclusively for living quarters by the operator or manager of the park.
    2. Area, space, and bulk development standards.

TABLE 18.08-8: AREA, SPACE, AND BULK DEVELOPMENT STANDARDS  
FOR RECREATIONAL VEHICLE (RV) PARKS

Minimum overall area:	2 acres
Maximum building height:	Same as the underlying zone



Minimum net space area per RV:	690 sq. ft.
Minimum net RV space width:	23 ft.
Minimum setback of any building or RV from a bordering public street line:	15 ft,
Minimum front setback from internal street:	5 ft.
Minimum setback line from the exterior boundary line of the RV park:	5 ft.
Minimum distance between RV sides or side and end:	15 ft.; between ends: 10 ft.

3. **Street system.**

- i. All recreational vehicle spaces shall be provided with safe and convenient vehicular access from public or private streets. Alignment and gradient of streets shall be properly adapted to topography.
- ii. All streets shall be paved and drained with a minimum two inches asphalt; four inches base.
- iii. Access to recreational vehicle parks shall be designed to minimize congestion and traffic hazards and provide for safe movement of traffic at the entrance or exits to adjoining streets.
- iv. Streets provided for two-way traffic shall have a paved section not less than 24 feet in width and a right-of-way of not less than 24 feet. Streets provided for one-way traffic shall have a paved section of not less than 12 feet in width and a right-of-way of not less than 12 feet.
- v. All streets shall be properly signed and lighted at night with at least the equivalent of a 50 watt lamp for each 100 lineal feet of street, or guard light each 300 feet.
- vi. When appropriate, adequate provisions for snow removal and snow storage areas shall be provided.

4. **Vehicle parking spaces and driveways.** All vehicle parking spaces and driveways shall be paved.
5. **Exposed ground surfaces.** Exposed ground surfaces in all other parts of a recreational vehicle park shall be paved or covered with stone screening or other material or protected with a vegetative growth, any of which are capable of preventing soil erosion and eliminating objectionable dust.
6. **Recreation area.** All recreational vehicle parks shall have at least one recreation area or open space accessible from all spaces; the cumulative size of which recreation area shall be not less than two and one-half percent of the gross recreational vehicle park area. It shall be landscaped as per plans approved as part of special use permit.
7. **Pedestrian ways.** When included, pedestrian ways shall have a minimum width of three feet and shall be appropriately surfaced.
8. **Service facilities.** All recreational vehicle parks shall provide restroom and bath facilities in conformance to regulations of the state and county district health departments. Additionally, all recreational vehicle parks shall provide sanitary stations for the discharge of vehicle retention tanks, such stations to be in

conformance with any applicable statutes and ordinances and any regulations of the state and county district health departments.

9. **Water supply.** An accessible, adequate, safe and potable supply of water for domestic purposes shall be provided within 100 feet of each recreational vehicle space. Such supply of water shall be in conformance to any applicable statutes and ordinances and any regulations of the state and county district health departments.
10. **Sewage facilities.** An adequate and safe sewer system shall be provided in each recreational vehicle park. Such sewer system shall be in conformance to any applicable statutes and ordinances and any regulations of the state and county district health departments.
11. **Refuse and garbage.** Storage, collection and disposal of garbage and refuse shall be in conformance to any applicable statutes and ordinances and any regulations of the state and county district health departments.
12. **Fuel supply and storage.** Installation of liquefied petroleum gas or fuel oil containers within a recreational vehicle park shall be in conformance to any applicable statutes and ordinances, any regulations of the state or county district health departments, and to the satisfaction of the chief of fire department.
13. **Fire protection.** In every recreational vehicle park there shall be installed and maintained fire hydrants, and fire extinguishers of the number and size, and in such locations as may be required by the chief of fire department.
14. **Fences.** A recreational vehicle park shall be fenced with a solid view-screening fence not more than six feet nor less than four feet in height around the entire boundary of the park.
15. **Management.** The holder of a valid city business license for operation of a recreational park shall be responsible for compliance with this chapter and any other applicable ordinances or statutes. He shall maintain the recreational vehicle park in a neat, orderly and sanitary condition at all times.
16. **Register.**
  - i. The license holder shall be responsible for maintaining a register of the occupants of the park, such register to indicate the following:
  - ii. The name and occupation of each occupant;
  - iii. The make, model and year of all motor vehicles and trailer coaches;
  - iv. The license number and year of license and owner of each trailer coach and motor vehicle parked or stored in the trailer coach park;
  - v. The dates issuing such license;
  - vi. The dates of arrival and departure of each trailer coach.
17. **Plan.** A copy of the final approved plan for the recreational vehicle park shall be conspicuously posted on the site and the license holder shall be responsible for maintenance of the park as per the final approved plan.

c. **Location outside parks.**

1. Use for dwelling or sleeping purpose unlawful. Parking any recreational vehicle outside a recreational vehicle park, when such recreational vehicle is used for

dwelling or sleeping purposes, is unlawful, except if such use of self-contained recreational vehicles is permitted by the administrator on the premises of a public use event in a residential zone or on the premises of a public use event in a commercial zone. The administrator may grant such permission only after determining that at least one of the criteria stated in Resolution No. 3831, or its successor, is met. The administrator, in granting such permission, may impose conditions to protect the public health, safety and welfare. Upon granting such permission, the administrator shall immediately notify the police department.

2. Storage. Nothing in this section shall be deemed to prohibit the storage of a recreational vehicle on the premises of its owner when not used for dwelling or sleeping purposes.

d. **Violations.**

Any person violating any of the provisions of this section:

1. Upon conviction, shall be guilty of a misdemeanor and punished as provided in RMC Section 1.04.010; or
2. Shall be subject to provisions of RMC Chapter 1.05.

(e) **Institutional, Public, and Community Service Use Regulations.**

(1) **Blood plasma donor center.**

All blood plasma donor center uses shall comply with the following regulations:

- a. An enclosed waiting room which is screened from the street shall be provided. May be indoor or obscured in an outdoor courtyard.

(2) **Cemetery/mausoleum.**

All cemetery/mausoleum uses shall comply with the following regulations:

- a. Cemeteries shall only be allowed on parcels abutting and having access to a collector or arterial street.

(3) **Child care, in-home.**

All accessory in-home child care uses shall comply with the applicable use regulations for child care centers/facilities stated in Section 18.08.202(b)(6), above.

(4) **Church/house of worship (NC).** In the NC Zoning District only, church/house of worship uses shall comply with the following regulations:

- a. Driveways shall be placed to reduce traffic impacts on adjacent residential uses.
- b. Primary access to the facility shall be by means of a collector or arterial street.

(5) **Communication facilities, equipment only.**

The purpose of the following standards is to treat all telecommunication developers equitably, promote community aesthetics and to visually protect residential districts and public parks. Communication facilities (a.k.a. telecommunication facilities) include satellite, microwave, cellular telephone and other radio transmission devices. All communication facility (equipment only) uses shall comply with the following regulations (see also Section 18.08.203(e)(4) below for regulations governing satellite dishes):

- a. Communication facilities that are permitted-by-right in the respective zoning district, however do not meet the standards below, shall obtain approval of a site plan review by the zoning administrator.
- b. Exceptions. Communication facilities in the I, IB, IC, CC, AC, and MU Districts are not required to meet c., f., and i. below. Communication facilities located on top of a three or more story building are not required to meet c., f., and g. below.
- c. A primary use on the parcel must be established.
- d. The mechanical equipment shall be buried, integrated into a building or structure by virtue of its location inside the building or as an addition to the structure unless an alternate means such as landscaping, camouflage and/or screening is proposed to the satisfaction of the administrator. Additions shall be architecturally compatible with the building or structure utilizing the same siding (color and materials), roof covering and roof lines.
- e. Antenna(s) shall be installed inside a radome or similar enclosure that conceals all equipment from public view, as applicable. Existing towers in which antenna(s) are not installed inside a radome or similar enclosure, shall enclose any new antenna(s) proposed for collocation using this technology, unless otherwise approved by the administrator.
- f. Antenna(s) shall be attached to a building or located on a monopole or monotower whose support is entirely within the building footprint and installed on the highest point of the roof of the primary structure. When camouflaged, antenna(s) may be located on existing poles used for lighting or power, or on an architecturally compatible replacement pole.
- g. All poles shall be designed to be integrated into their surroundings.
- h. The pole and antenna shall be setback four feet for every one foot in overall height from residentially zoned property and parks. Alternatively, a pole and antenna may be setback two feet for every one foot of overall height from residentially zoned property and parks if concealed using design solutions complementary to the site which are compatible with their surroundings (i.e. a tree, street lamp, flagpole, architectural tower feature), to the satisfaction of the administrator. The setback does not apply when the antenna is installed on top of a building or on an existing pole when the proposed antenna is placed lower than the existing antenna.
- i. Overall antenna and pole height shall not exceed 55 feet, except that antennas which are attached to a building, existing pole or tower and do not increase building pole or tower height may exceed 55 feet.
- j. All antennas and towers shall meet applicable requirements of the Federal Aviation Administration, the Federal Communications Commission, and any other agency of the county, state or federal government with the authority to regulate towers and antennas. If such requirements are changed, then the owners of the towers and antennas governed by this ordinance shall bring such towers and antennas into compliance with such revised standards and regulations with the compliance schedule mandated by the controlling agency. Failure to bring towers and antennas into compliance with such revised standards and regulations shall constitute grounds for the removal of the tower or antenna at the owner's expense. No more than 60 days after the compliance period has elapsed, the

owner or operator of the tower or antenna shall send a letter to the administrator certifying that changes have been made to bring the tower or antenna into compliance.

- k. All towers installed at grade shall be non-climbable or fenced for security.
- l. All towers constructed under these provisions shall allow collocation with other providers. If collocation at existing and applied for telecommunications facilities sites would result in less visual impact than the visual impact of the proposed facility, applicants shall justify why such collocation is not being proposed.
- m. Applicants must identify all available telecommunication facility sites within the proposed coverage area, including applications currently on file with the community development department. If the proposed site is in a residential district and there are alternate sites in commercial and/or industrial districts within the proposed coverage area, applicants shall justify to the satisfaction of the administrator why those alternate sites have not been proposed.
- n. Each commercial telecommunications facility site will be clearly marked with signs which indicate the use of the facility and an emergency contact name(s) and telephone number(s).
- o. A telecommunication tower that is not operated for a continuous 12-month period shall be considered abandoned and the owner of such facility shall remove the same, at the expense of the owner, within 60 days of receipt of notice from the City of Reno.
- p. In addition to the on-site posting required by a site plan review, applicants requesting location of a commercial telecommunications facility at a primary or secondary school (public or private) must verify that the Washoe County School District (or equivalent) has presented this proposal to locate the telecommunications facility on the school site at a parent teachers association meeting (or equivalent).
- q. Applications for all telecommunication facilities outside of the commercial and industrial districts shall be accompanied with sufficient information to justify the need for the facility at the proposed location and height within the next 12-month period. A map shall accompany the application depicting the zoning on parcels within 1,000 feet of the proposed site, and all acceptable nonresidential sites. Evidence shall be provided demonstrating why more acceptable nonresidential properties are not being pursued. "Acceptable sites" are those that meet the provider's technical requirements (location, elevation, clear line of sight).
- r. The applicant shall submit written documentation demonstrating that the emissions from the proposed project are within the limits set by the FCC.
- s. Telecommunication facilities shall require a site plan review in all residential districts, on school sites, public parks and day care centers (12 or more children or adults). Where an existing facility received approval of a special use permit or site plan review, additional antenna may be collocated on the pole without compliance with subsection p. above or a site plan review, when installation will not increase pole height.
- t. In the RTIARC and the RSARC only allowed for the purposes of air traffic control are allowed without conditions, unless in a residential interface areas.

**(6) Electric generating plant, electric utility substation.**

Electric generating plant/electric utility substation uses shall comply with the following regulations:

- a. Facility shall be screened from view of the street and adjacent properties using any combination of the following:
  1. Landscaping shall consist of a combination of trees and shrubs as described in Section 18.12.1207(c), (Semi-Opaque Screening), except that beneath overhead power lines no trees with an expected height greater than 25 feet at maturity shall be planted. Selection of plant material shall coordinate with the vegetation in the surrounding land uses, or expected land uses (i.e., domestic plants shall be used in areas where surrounding development has used domestic plants. Native vegetation shall be emphasized in rural locations, or where surrounding development has used native plantings).

All ground within landscaped area shall be covered with ground covering. If rock is used, rock color and size shall be selected to blend in with the surroundings.
  2. Chain link fencing with vinyl slats, eight feet in height, will be allowed in combination with semi-opaque screening as required in subsection a.1. above.
  3. Other solid screening materials may be substituted at the approval of the administrator. These screenings may include solid wood fencing, provided it blends with surrounding land uses, solid masonry walls, or precast concrete walls with suitable architectural finish.
  4. Landscape buffers shall be constructed in the front and side setbacks. Dimensions of these setbacks shall be greater than or equal to those defined in the section governing each zone.
  5. At the discretion of the administrator, installation of landscaping and irrigation may be delayed until development is constructed adjacent to the utility facility.
- b. Noise shall comply with Section 18.12.304(g).
- c. Barbed wire may be permitted on facilities with a history of vandalism.
- d. In the MU Zone a site plan review is required if adjacent to residentially zoned property.

**(7) Public meal provider/homeless service.**

All public meal provider/homeless service uses shall comply with the following regulations:

- a. Any public meals facility shall include an internal dining room and a lobby or waiting area designed to prevent the formation of a queue outside of the building. Such lobby shall open at least 30 minutes before the dining room opens so that patrons may wait inside.
- b. In public meals facilities, interior restrooms shall be available to patrons at least 30 minutes before meals are served, while meals are being served, and at least 30 minutes after meals have been served.
- c. Queuing of patrons on private property in public view is prohibited.

- d. Use shall not be located closer than 600 feet from residentially zoned property, K—12 school licensed by the State of Nevada, or a child care center.
- e. Use shall not be located on an arterial or within the redevelopment district.
- f. Facilities serving men or the mentally ill may not be located within 600 feet of a public park.
- g. Any public meal provider and all homeless service providers shall obtain a business license regardless of federal tax status.
- h. Only one public meal provider may be licensed and operate within city limits.
- i. Only one of each of the following described providers may be licensed and operate within city limits: men, women and families and the mentally ill (for a total of three).
- j. Any public meal provider must be associated with an on-site homeless shelter or transitional living facility.

**(8) School, primary (public or private).**

All primary schools (public or private) shall comply with the following site standards and use regulations:

- a. ~~Parking.~~ Pick-up and drop-off areas for vehicles shall be provided on site.
- b. Building heights are non-restricted.
- c. Building setbacks: One foot of setback distance for every foot in building height (applicable to all yards located adjacent to residentially zoned property).
- d. Landscaping: Up to 20% of site to be determined by the administrator based on community character and site specifics such as slope and soil quality.
- e~~b.~~ Up to three mobile classroom units shall be allowed ~~without the requirement of a special use permit or site plan review for proximity to residentially zoned property~~ provided that the following conditions are met:
  - 1. Architectural elements of the mobile classroom, including color, shall complement the existing school building(s).
  - 2. Paved access shall be provided to each mobile classroom unit.
  - ~~3. Sufficient parking shall be provided to serve any additional staff assigned to the mobile classroom unit(s).~~
  - 3.4. Existing landscaping shall not be removed or otherwise displaced by any mobile classroom unit.
  - ~~5. If a special use permit or site plan review would have otherwise been required the mobile classroom(s) shall be removed within five years. Alternatively, the installation of the mobile classrooms can be reviewed through the special use permit/site plan review process.~~

**9) School, secondary (public or private).**

(All secondary schools (public or private) shall comply with the following site standards and use regulations:

- a. Building heights are non-restricted.



- b. Building setbacks: One foot of setback distance for every foot in building height (applicable to all yards located adjacent to residentially zoned property).
- c. Landscaping: Up to 20% of site to be determined by the administrator based on community character and site specifics such as slope and soil quality.
- da. Schools shall be located on a collector street or greater.
- eb. In the RTIARC enrollment is limited to a maximum of 200 students.

(10) **School, Non-traditional, Secondary (public or private).**

All non-traditional secondary schools (public or private) shall comply with the following site standards and use regulations based on category:

a. **Site Standards:**

- 1. Building heights are non-restricted.
- 2. Building setbacks: One foot of setback distance for every foot in building height (applicable to all yards located adjacent to residentially zoned property).
- 3. Landscaping: Up to 20% of site to be determined by the administrator based on community character and site specifics such as slope and soil quality.

ba. **Common regulations:**

- 1. All uses shall be allowed indoors only.
- 2. No facilities or provisions for outdoor sports or activities are allowed.
- 3. Operational days and hours shall be limited to Monday through Friday between 7:00 a.m. and 9:00 p.m.
- 4. This school classification shall be limited to closed campus operations only
- 5. With the exception of those students waiting for a bus or other transportation after the completion of classes, no loitering outside the facility is allowed.

cb. **Industrial/technical arts secondary schools:**

- 1. Individual school sites shall not exceed 20 acres in size.
- 2. Maximum number of enrolled students per school is 650.

de. **Diploma granting special academic needs secondary schools:**

- 1. Individual school sites shall not exceed five acres in size.
- 2. Maximum number of enrolled students shall not exceed 350.

(11) **School, vocational/trade (AC, CC, GO, MU).**

In the GO, AC, CC, and MU Zoning Districts only, vocational/trade school uses shall comply with the following regulations, as applicable:

a. **In the GO District only:**

- 1. Training shall be limited to professional or technical skills most often associated with office workers.



- b. **In the AC, CC, and MU Districts only:**
    - 1. Welding shall be permitted indoors only.
    - 2. Working on vehicles or equipment shall be permitted indoors only.
    - 3. Inoperable vehicles or those with obvious body damage shall be stored within a building.
  - c. In the RTIARC enrollment is limited to a maximum of 200 students.
- (12) **Transitional Living Facility.**
- All transitional living facility uses shall comply with the following regulations:
- a. Shall not be located within 600 feet of another transitional living facility.
  - b. Shall not be located within 1,000 feet of a school.
  - c. Twenty-four-hour management and supervision shall be required.
  - d. A management plan that includes life-skills training shall be submitted to the administrator with an application for certificate of occupancy and approved by the administrator prior to issuance of the certificate of occupancy.
- (13) **Utilities, major.**
- a. Major utilities shall be sited in an existing utility corridor or facility site as adopted in the Regional Utility Corridor report.
  - b. Major utilities shall not be located in the Truckee River Corridor, public parks, or Airport Flight Path overlay zones unless it can be demonstrated that there will be no detrimental residual impact.
  - c. Installation of electric overhead utilities shall maintain the following separations from property lines of licensed K—12 schools and day care centers, and from residential structures and hospital structures housing patients:

TABLE 18.08-9: SEPARATIONS BETWEEN UTILITY AND PROTECTED USES	
ELECTRIC OVERHEAD UTILITY	REQUIRED SEPARATION
60 kv	100 feet
120 kv	150 feet
345 kv	250 feet

- d. Utilities that cannot meet the requirements of subsections (13)b. and c. above shall be mitigated with underground construction, low EMF designs, low-visibility designs and/or off-site mitigation as described in the regional utility corridor report.
- e. These setbacks have been established in the regional utility corridor report. In the event that plan is amended, this section will be automatically revised to maintain conformity.

(14) **Utility box/well house, back-up generator, pumping or booster station.**

In all zoning districts, all utility box/well house, back-up generator, pumping or booster station uses shall comply with the following regulations:

- a. Facilities shall be screened from view of adjacent properties using any combination of the following:
  1. Yards and setbacks shall be landscaped to blend with the surrounding land uses.
  2. Solid fencing will not be required for facilities where all equipment is contained within a building. Architectural features of buildings shall be designed to blend with surrounding land uses.
  3. All landscaped areas shall have complete ground cover. If rock is used, rock color and size shall be selected to blend with the surroundings.
  4. At the discretion of the administrator, installation of landscaping and irrigation may be delayed until development is constructed adjacent to the utility facility.
- b. Noise shall comply with Section 18.12.304(g).
- c. One utility box with no dimension exceeding six feet is exempt from a. above.

(f) **Industrial, Manufacturing, Wholesale, Distribution, and Transportation Use Regulations.**

(1) **Animal and animal byproduct processing.**

All animal and animal byproduct processing uses shall comply with the following regulations:

- a. All activities shall occur indoors.
- b. Site must be adjacent to industrial zoning on all sides or a major arterial.
- c. Shall not include any processing of materials collected.

(2) **Bus or other transportation terminal (CC, IC, MU).**

In the CC, IC, and MU Zoning Districts only, bus or other transportation terminal uses shall comply with the following regulations:

- a. All storage and repair areas shall be screened from view of the street and adjacent properties.
- b. All pre- and post-trip operations shall be performed on-site. Transient discharge, boarding, or queuing shall not be performed on the street or public sidewalk.
- c. In the CB and MU Districts only, all on-site repairs shall be indoors only.

(3) **Collection station (NC, AC, CC, MU).**

In the NC, AC, CC, and MU Zoning Districts only, collection stations shall not include any processing of materials collected.

(4) **Crematorium.**

All crematoriums must comply with the following regulations:

- a. All equipment shall be located within a completely enclosed building.

- b. There shall be no audible or visible indication of the use from outside of the building.
- (5) **Hazardous waste.**

All hazardous waste uses shall comply with the following regulations:

  - a. Uses that meet the Washoe County District Health Department threshold as a "small quantity generator" are exempt from the requirement for a special use permit.
- (6) **Heavy Machinery & Equipment (Rental, Sales & Service).**
  - a. In the NVTC, E4TC, and W4TC the use shall only operate indoors and only between the hours of 6:00 a.m. and 9:00 p.m.
  - b. In the E4TC outdoor noise typically associated with the moving of motor vehicles and equipment is permitted and outdoor sales display of machinery and equipment shall not be located in the front of the main structure.
- (7) **Helipad.**

All helipad uses shall comply with the following regulations:

  - a. Shall be no closer than 300 feet from a single-family residential use. If on top of a building, the distance is measured from the corner of the building nearest the residential use.
  - b. Flight paths shall be reviewed to eliminate flying over residential uses to the extent possible.
  - c. In the MRC Helipads for patient transport are allowed adjacent to single-family residential uses without any discretionary review and are not subject to spacing and flight path limitations.
- (8) **Indoor manufacturing, processing, assembly or fabrication (GO, MU/DRC).**
  - a. In the GO Zoning District only, indoor manufacturing, processing, assembly or fabrication uses shall comply with the following regulations:
    - 1. A 600-foot separation, measured property line to property line, shall be provided from property zoned single-family.
    - 2. Manufacturing shall be "light" as defined in Chapter 18.24
  - b. In the MU/DRC Zoning District, indoor manufacturing, processing, assembly or fabrication uses shall not be located adjacent to residentially zoned property.
- (9) **Maintenance, repair or renovation business (AC, MU).**

In the AC and MU Zoning Districts only, maintenance, repair or renovation business uses shall comply with the following regulations:

  - a. No outdoor storage or display shall be permitted.
  - b. All work shall be in an enclosed building.
  - c. Must have Health and Fire Department approval for hazardous material handling and painting.
- (10) **Mini-warehouse (SF Districts, MF14, MF21, MF30, MU, AC, CC, NC).**

In all zoning districts except the I and IC Districts, mini-warehouse uses shall comply with the following regulations:

- a. No more than one manager's or security residence shall be permitted.
- b. All storage shall be within an enclosed building except for the storage of recreational vehicles which shall be completely screened from view from surrounding properties and abutting streets at the first floor level. Screening from an adjacent two-story building is not anticipated.
- c. No business shall be conducted from or within a mini-storage facility.
- d. Retail sale of stored items on the premises is prohibited.
- e. Auction sales of stored items on the premises are prohibited.
- f. The commercial repair of motor vehicles, boats, trailers and other like vehicles shall be prohibited.
- g. The operation of spray painting equipment, power tools, welding equipment or other similar equipment shall be prohibited.
- h. The production, fabrication or assembly of products shall be prohibited.
- i. Storage units shall not be used as a musical practice or recording space.

(11) **Outdoor storage.**

Outdoor storage uses shall comply with the following regulations:

- a. **In the I, IC, and IB Districts only:**
  1. Storage shall not be permitted within required setbacks and shall be a minimum of ten feet from adjacent property lines.
  2. Storage shall be visually screened from streets and residentially zoned property within 750 feet of the use with a solid-view screening fence in the I District, and according to the screening standards in (10)b. below in the IC and IB Districts.
  3. Truck and trailer parking shall be screened from streets.
  4. Storage of lumber, coal or other combustibles shall not be less than ten feet from any interior lot line, and a suitable roadway from the street to the rear of the property shall be provided, maintained and kept open at all times.
  5. Fences may be up to ten feet tall to screen outdoor storage.
- b. **In the IC and IB Districts only:**
  1. The outdoor storage shall be associated with the primary use of the property.
  2. No direct sale of products or material stored in the outdoor storage area of any site shall be permitted.
  3. No outdoor storage shall be permitted on any site adjoining a residentially zoned property.
  4. Only materials actively used in the business may be stored.

5. Stacked material must not exceed the height of the wall or fence.
  6. Outdoor storage shall only be located on the rear one-half of any site.
  7. The outdoor storage shall not exceed 20 percent of the total gross area of the site.
  8. The size of the outdoor storage area must not exceed the square footage of the main building on the site.
  9. The outdoor storage area must be enclosed with a solid wood fence, masonry wall or material of equal opacity. Landscaping must be provided on the outside of the fence or wall to provide a more pleasing appearance from the street.
  10. Walls or fences which are visible from the street must be architecturally compatible with the primary building.
  11. Outdoor storage of mobile homes is not permitted.
- c. In the W4TC, NVTC, E4TC, and southern portion of SVTC only allowed as an accessory use.

**(12) Railroad yard or shop (PF).**

In the PF Zoning District only, railroad yard or shop uses shall comply with the following regulations:

- a. Shall be associated with a working railroad.

**(13) Towing and impound yard.**

All towing and impound yard uses shall comply with the following regulations:

- a. All stored, damaged, or wrecked vehicles, parts and equipment shall be stored at least ten feet from the property line.
- b. Storage shall be visually screened from streets and adjacent uses with a solid view screening fence. Landscaping shall be provided between the fence and public right-of-way.
- c. Accessory sales permitted.
- d. Fences may be up to ten feet tall to screen outdoor storage.

**(14) Transfer station.**

All transfer station uses shall comply with the following regulations:

- a. All storage shall be inside a permanent structure.

**(15) Truck stop/travel plaza.**

The following are minimum standards for all truck stops:

- a. Minimum parcel size - ten acres.
- b. Maximum number of motel/hotel rooms in conjunction with a truck stop within the I (Industrial) and IC (Industrial Commercial) Zoning Districts shall be as follows:
  1. With 100 truck parking spaces or fewer no motel/hotel rooms shall be allowed;

2. Over 100 truck parking spaces but fewer than 200 truck parking spaces, a maximum of 100 motel/hotel rooms shall be allowed; and
  3. With 200 or more truck parking spaces, a maximum of 200 motel/hotel rooms shall be allowed.
- c. Other business activities which are customarily accessory and clearly incidental and subordinate to the truck stop, may include but not be limited to; scales, truck wash, tire repair and sales, barber shop, restaurant with or without alcohol service, shower facility, convenience store, truckers lounge (for services such as television/exercise/internet access etc.), motel/hotel (see subsection b. above), laundry, chain rental and gasoline and propane dispensing.
  - d. The applicant shall furnish a traffic impact study and any necessary mitigation measures prepared by a civil engineer registered in the State of Nevada.
  - e. The applicant shall furnish a noise impact study and any necessary mitigation measures prepared by qualified acoustical consultant.
  - f. All commercial vehicle truck traffic accessing the site shall access the site via an arterial roadway.
  - g. In addition to designated commercial truck parking, off-street parking shall be provided at a rate equal to that which is required for each use comprising the truck stop.
  - h. All vehicle service and/or repair activities shall be conducted within a completely enclosed building. Parts, equipment, lubricants, fuels, tires or other materials used or discarded in any service or repair operations must be screened from adjoining roads and properties.
  - i. Outdoor storage shall be prohibited.
  - j. The minimum distance from property zoned Mixed Use (MU) or any residentially zoned property shall be at least one-quarter mile (1,320 feet), measured from property line to property line.
  - k. Compliance with diesel idling regulations adopted by the Washoe County District Board of Health as amended shall be maintained. Adequate signage shall be provided to inform drivers of idling time restrictions. A minimum of 15 percent of truck parking spaces must be equipped with approved Engine Idle Reduction Technology or similar comprising of "plug-in" locations for trucks with sleepers and/or refrigeration to avoid idling engines.
  - l. Additional location requirements shall include:
    1. The primary parcel of the truck stop shall not be located more than 1,500 feet from the right-of-way limits surrounding an interstate highway interchange, measured from property line to property line.
    2. No more than one truck stop shall have primary access from any interstate highway interchange.
    3. The minimum distance between truck stops shall be 7,000 feet, measured from property line to property line.
    4. The minimum distance from commercial amusement/recreation (outside) use, public park/recreation area/or facility, or school shall be 750 feet, measured from property line to property line.

- m. Landscaping standards shall be as follows:
  - 1. Parking lot landscaping for areas not designated for circulation or parking of commercial vehicles shall comply with Title 18 unless otherwise noted in this section.
  - 2. Property line or boundaries adjacent to residentially zoned property must provide a six-foot tall solid wall (unless separated by an arterial roadway) and a minimum 20-foot wide landscape buffer interior to the site which includes one ten-foot tall evergreen tree every 20-feet on center in staggered rows. Shrubs shall be provided per code.
  - 3. Property line or boundaries adjacent to public streets must provide a two-foot tall berm, wall or hedge and a minimum 20-foot wide landscape buffer which includes a mixture of evergreen and deciduous trees per code, based on one tree for every 20 lineal feet. Shrubs shall be provided per code.
  - 4. Property line or boundaries adjacent to non-residential zoned properties must provide a minimum ten-foot wide landscape buffer interior to the site, which includes one ten-foot tall evergreen tree 20 feet on center. Shrubs shall be provided per code.
  - 5. All buildings shall have a minimum five-foot wide perimeter landscape area, excluding areas for pedestrian and vehicular entrances. These landscape areas shall be adjacent to building walls and landscaped with trees and shrubs per code.
  - 6. All areas required to be landscaped shall be constructed utilizing "Low Impact Development" concepts (as included in the Truckee Meadows Structural Controls Design Manual) as amended.
- n. Lighting standards shall be as follows:
  - 1. All outdoor lighting shall be fully shielded. Fully shielded requires a lighting fixture to be constructed so that all the light emitted by the fixture is projected below the horizontal plan of the lowest plane of the lowest point of the fixture.
  - 2. Lighting fixtures used to illuminate a sign shall be mounted on the top of the sign structure, lighting the sign downward.
  - 3. Low-pressure Sodium (LPS) lamps or other dark sky alternative are required throughout the site.
  - 4. Search lights, laser source lights, or any similar high-intensity light shall not be permitted.
- o. For this definition, the primary parcel for a truck stop shall be considered that parcel on which the above-listed business activities are located.

**(16) Welding repair.**

All welding repair uses shall comply with the following regulations:

- a. Outside activities shall be visually screened from adjacent properties and public streets.

- b. Indoor operation only within the NVTC, E4TC, W4TC and only between the hours of 6:00 a.m. and 9:00 p.m.

**(17) Wholesale of construction materials (I, IB, and MU where allowed).**

In the I, IB, and MU (where allowed) Zoning Districts only, wholesale of construction material uses shall comply with the following regulations:

- a. The primary or predominant use shall be wholesale sales of construction related materials, with sales to the general public allowed, via a mix of internal storage, showroom, and offices. All sales and storage must occur within an enclosed structure.
- b. A maximum 20,000 square feet of gross building area is allowed for an individual business entity with a maximum combined square footage of 50,000 square feet on a given lot or parcel.
- c. At least one square foot of non-storage area per each four square feet of storage and staging/pick up areas is required. Products stored on site shall be limited to those displayed and sold on the showroom floor.
- d. Indoor operation only within the DRC, NVTC, E4TC, and W4TC and only between the hours of 6:00 a.m. and 9:00 p.m.

**(18) Wholesale of Products Manufactured or Assembled on Site.**

Indoor operation only within the NVTC, E4TC, and W4TC and only between the hours of 6:00 a.m. and 9:00 p.m.

**(g) Other Principal Use Regulations.**

**(1) Farm (LLR2.5, LLR1, LLR.5, OS).**

All farm and ranch uses shall comply with the following regulations:

- a. Buildings for the sale and display of products grown and raised on the premises shall not be situated closer than 50 feet to any residentially zoned property with an allowed density of greater than one dwelling unit per acre, or closer than 30 feet to any public street.
- b. Buildings, corrals, coops, pens, or structures used in conjunction with commercial farming or ranching shall not be located closer than 100 feet to any public street or to any public park or school, or to any property residentially zoned with an allowed density or greater than one dwelling unit per acre.
- c. In the LLR2.5 and LLR1 Districts only, a poultry or hog farm shall be permitted only as a home-based (home occupation) business, subject to the home occupation regulations stated in Section 18.08.203 below.

(Code 1966, § 16.33.060, § 16.33.070; Ord. No. 3031, § 1, 9-27-82; Ord. No. 5089, § 1, 11-9-99; Ord. No. 5189, § 1, 9-26-00; Ord. No. 5468, § 1, 6-25-03; Ord. No. 5755, § 4, 10-12-05; Ord. No. 5767, § 2, 11-16-05; Ord. No. 5821, § 1, 4-5-06; Ord. No. 5875, § 1, 9-27-06; Ord. No. 5876, § 1, 9-27-06; Ord. No. 5881, § 1, 10-11-06; Ord. No. 5925, § 1, 5-9-07; Ord. No. 5972, § 2, 9-26-07; Ord. No. 5983, § 2, 11-28-07; Ord. No. 5993, § 2, 12-12-07; Ord. No. 6000, § 6, 1-30-08; Ord. No. 6015, § 2, 4-9-08; Ord. No. 6016, § 4, 4-9-08; Ord. No. 6035, § 2, 6-25-08; Ord. No. 6042, § 2, 7-16-08; Ord. No. 6111, § 2, 7-15-09; Ord. No. 6118, § 2, 9-9-09; Ord. No. 6124, § 3, 9-23-09; Ord. No. 6171, § 10, 1-19-11; Ord. No. 6202, §



1, 9-14-11; Ord. No. 6235, § 1, 6-13-12; Ord. No. 6264, § 2, 11-7-12; Ord. No. 6284, § 3, 3-13-13; Ord. No. 6285, § 2, 3-13-13; Ord. No. 6295, § 2, 6-5-13)

SECTION 5. Chapter 18.08 of the Reno Municipal Code is hereby amended by adding certain wording to and deleting certain wording from Section 18.08.302, the same to read as follows:

**Section 18.08.302. Special Purpose Base Zoning Districts.**

- (a) PUD Planned Unit Development Special Purpose District. The following standards shall apply to all development in a PUD District:
  - (1) Permitted uses. A planned unit development may include any uses permitted in any zone classification provided that any combination of uses is planned in a manner compatible to each and to the surrounding environment subject to the approval of the city council.
  - (2) Minimum development size. A planned unit development shall contain a minimum of ten contiguous acres of land unless proper justification for a smaller size is made to the satisfaction of the administrator.
  - (3) Site and building intensity standards. PUD's must be located within the city limits. Lot size, lot coverage, street width, height and distance between buildings shall meet health, safety and welfare requirements and reflect good planning practices subject to the approval of the city council.
  - (4) Engineering design and improvement standards.
    - a. Unless otherwise specified, all requirements and standards pertaining to sewage, landscaping, and road profiles shall be as provided in Chapters 18.10, 18.12, and 18.14.
    - b. All requirements and standards pertaining to streets, drainage, alleys, sidewalks, curb and gutters, driveways and curb cuts, water and fire hydrants, underground utility services, water supply ditches, erosion control and street lighting shall be as approved by the city council.
  - (5) Common open space.
    - a. Amount. A planned unit development including residential development shall provide common open space developed with recreational amenities. The landowners may apply for an exemption from the City of Reno's Residential Construction Tax Program with the amount of the exemption to be based on the merits of the plan and as approved by the city council.
    - b. Common open space--Management. A planned unit development which includes common open space shall be subject to the requirements and regulations pertaining to organization for ownership and maintenance and procedures for enforcing payments of assessments for the maintenance of common open space as provided in NRS 278A.130 to 278A.160, inclusive.
  - (6) Composition of final plan. The graphic and textual elements together compose the final plan.
- (b) UT Unincorporated Transition Zoning Districts.

- (1) Applicability. These standards and regulations apply to all properties zoned UT5, UT10 and UT40.
- (2) District-specific use and development standards.
  - a. Permitted uses. The following uses shown in Table 18.08-10 are permitted as principal uses in the UT Zoning Districts, subject to the level of review and permit requirements shown:

<b>TABLE 18.08-10: TABLE OF PERMITTED USES FOR UNINCORPORATED TRANSITION ZONING DISTRICTS</b>			
A = Allowed SUP = Special Use Permit SPR = Site Plan Review Required "--" or not listed = Not permitted			
	UT10	UT5	UT40
<b>RESIDENTIAL USES</b>			
Attached accessory dwelling	A	A	--
Detached accessory dwelling	SUP	SUP	SUP
Detached accessory structure	A	A	A
Single-family, detached	A	A	A
Mobile home parks	SUP	SUP	SUP
Residential group homes	A	A	--
Child care, in home (1--6 children)	A	A	--
Child care, in home (7--12 children)	SUP	SUP	SPR
<b>CIVIC/PUBLIC/COMMUNITY SERVICE USES</b>			
Child care center	SUP	SUP	SUP
Cultural and library services	SUP	SUP	A
Education	SUP <u>A</u>	SUP <u>A</u>	SUP <u>A</u>
Group care	SUP	SUP	SUP
Utility services	SUP	SUP	SUP
Major public facilities	--	--	SUP
Nature center	--	--	SUP
Active recreation	SUP	SUP	SUP
Passive recreation	A	A	A
Religious assembly	SUP	SUP	SUP
Safety services	SUP	SUP	SUP
<b>COMMERCIAL USES</b>			
Commercial kennels	SUP	SUP	SUP
Commercial stables	SPR	SPR	SPR
Pet cemeteries	SPR	SPR	SPR
Veterinary services, agricultural	SPR	SPR	SPR
Outdoor sports and recreation	SUP	SUP	SUP

**TABLE 18.08-10: TABLE OF PERMITTED USES FOR UNINCORPORATED TRANSITION ZONING DISTRICTS**

A = Allowed

SUP = Special Use Permit

SPR = Site Plan Review Required

"--" or not listed = Not permitted

	UT10	UT5	UT40
Outdoor sports club	SUP	--	SUP
Commercial antennas	SUP	SUP	SUP
Cemeteries	SPR	SPR	SPR
Gasoline sales and gas stations	--	--	SUP
Heliport	--	--	SUP
Helistop	SUP	--	SUP
Bed and breakfast inns	SUP	SUP	SUP
Wholesale	SUP	SUP	SUP
<b>INDUSTRIAL USES</b>			
Remote collection facility	SUP	SUP	--
Aggregate facilities-- Permanent	SUP	--	SUP
Custom manufacturing	SUP	SUP	SUP
Energy production	SUP	SUP	SUP
High technology industry	--	--	SUP
<b>AGRICULTURAL AND RESOURCE EXTRACTION USES</b>			
Mining operations	SUP	--	SUP
Agricultural processing	--	--	SUP
Agricultural sales	SUP	--	SUP
Animal production	A	A	A
Animal slaughtering, agricultural	A	A	A
Crop production	A	A	A
Forest products	SUP	SUP	SPR
Game farms	SUP	SUP	SUP
Produce sales	SUP	SUP	SUP

## b. District-specific development standards.

1. *Bulk and dimensional standards.* Table 18.08-11 below states the specific bulk and development standards applicable in the UT Districts. In case of any conflict with the general development standards stated in this title, these district-specific standards shall prevail.

**TABLE 18.08-11: DEVELOPMENT STANDARDS IN THE UT ZONING DISTRICTS**

DEVELOPMENT STANDARD:	UT10	UT5	UT40
Dwelling unit per acre (du/ac)	0.1	0.2	0.025
Minimum lot area (acres)	8 ac	4 ac	40 ac

**TABLE 18.08-11: DEVELOPMENT STANDARDS IN THE UT ZONING DISTRICTS**

DEVELOPMENT STANDARD:	UT10	UT5	UT40
Minimum lot width (feet)	250	200	660
Front yard (feet)	30	30	30
Side yards (feet)	50	15	50
Rear yard (feet)	30	30	30
Building height	35	35	35

- (3) Definitions of UT District permitted uses. In addition to the definitions of words, terms, and phrases in Chapter 18.24 of this title, the following definitions shall supplement Chapter 18.24 and shall apply in the UT Districts only. In case of conflict between a definition specific to the UT Districts stated in this subsection and a definition stated in Chapter 18.24, the definition stated in this subsection shall apply in the context of interpreting permitted uses in the UT Districts.
- a. Aggregate facilities. Aggregate facilities use type refers to the extraction and processing of sand, gravel and rock from the ground. Typical uses include sand and gravel pits and ancillary uses such as concrete and asphalt batch plants.
  - b. Animal slaughtering agricultural. Agricultural animal slaughtering use type refers to the slaughtering of animals to be used in making meat products on the same premises.
  - c. Bed and breakfast inns. Bed and breakfast inns refer to single-family dwellings with guest rooms (no cooking facilities in guest rooms) where, for compensation, meals and lodging are provided.
  - d. Commercial campground facilities/RV park. Commercial campground facilities/RV park refers to areas and services for two or more campsites, accommodating camping vehicles and tents, which are used by the general public as temporary living quarters for recreational purposes. Typical uses include recreational vehicle campgrounds.
  - e. Commercial kennels. Commercial kennels refer to kennel services for dogs, cats and similar animals. Typical uses include commercial animal breeding with four or more animals (dogs), boarding kennels, pet motels, or dog training centers. Commercial kennels require a parcel size minimum of two and one-half acres regardless of the regulatory zone within which it is located.
  - f. Commercial stables. Commercial stables refer to boarding or raising of three or more horses, but excludes horses used primarily for agricultural operations which are classified under animal production. Typical uses include commercial stables, riding clubs and riding instruction facilities.
  - g. Custom manufacturing. Custom manufacturing use type refers to the on-site production of goods by hand manufacturing or artistic endeavor which involves only the use of hand tools or domestic mechanical equipment and the incidental sale of these goods directly to consumers. Typical uses include ceramic studios, custom cabinet making, candle making shops and custom jewelry manufacturers.
  - h. Group care. Group care uses type refers to care services provided in facilities which accommodate 11 or more persons who are not defined as a family;

excluding caregivers and their family, transitional living facilities for recovering alcohol and drug abusers, and those uses classified under hospital services. Typical uses include intermediate care facilities or senior citizens board and care homes.

- i. Helistop. Helistop refers to areas on a roof or on the ground used by helicopters or steep-gradient aircraft for the purpose of picking up or discharging passengers or cargo, but not including fueling service, maintenance or overhaul.
- j. High technology industry. High technology industry use type refers to the research, development and controlled production of high-technology electronic, industrial or scientific products. Typical uses include biotechnology firms and computer component manufacturers.
- k. Major public facilities. Major public facilities use type refers to public facilities that provide a significant service and have a substantial impact on the community. Typical uses are sanitary landfills, airports, and detention and correction facilities.
- l. Produce sales. Produce sales use type refers to the on-site sale of farm produce and/or shell eggs from property owned, rented or leased by the farmers who grow or produce all or part of the farm produce or shell eggs offered for sale. Only products grown or produced on-site may be sold. Typical uses include reverse vending machines.
- m. Residential group homes. Residential group home use type refers to the occupancy of a single-family dwelling by and the care for a group of persons on a weekly or longer basis who are not defined as a family. The number of persons who reside in a residential group home excludes any caregivers and their family who also reside in a single-family residence. This term includes specifically residential facilities for groups that consist of ten or fewer persons, excluding caregivers and their family, homes for individual residential care, and transitional living facilities for recovering alcohol and drug abusers as defined in Nevada Revised Statutes.
- n. Safety services. Safety services use type refers to public safety and emergency services, including police and fire protection services, and emergency medical and ambulance services.
- o. Utility services. Utility services use type refers to the provision of electricity, water or other liquids, or gas, through wires, pipes or ditches through utility services involving major structures that have flexibility in location. Typical uses include natural gas transmission lines and substations, petroleum pipelines, and irrigation water ditches.
- p. Veterinary services, agricultural. Veterinary services, agricultural refers to veterinary services specializing in the care and treatment of large animals. Veterinary services, agricultural requires a parcel size minimum of two and one-half acres regardless of the regulatory zone within which it is located. Typical uses include veterinary offices for livestock.

(c) Reserved.

(Ord. No. 5431, § 2, 2-25-03; Ord. No. 5474, § 1, 7-16-03; Ord. No. 5729, §§ 7, 8, 9-14-05; Ord. No. 5821, § 1, 4-5-06; Ord. No. 5924, § 3, 5-9-07; Ord. No. 5957, § 2, 7-11-07; Ord. No. 6054, § 2, 9-10-08; Ord. No. 6118, § 3, 9-9-09; Ord. No. 6171, § 13, 1-19-11; Ord. No. 6285, § 3, 3-13-13)

SECTION 6: The Reno Municipal Code, Chapter 18.08 “Zoning,” Article IV, “District Specific Standards – Overlay Zoning Districts” Section 18.08.406(e)(2)b entitled “Southeast Neighborhood Planning Area Overlay District – Land Uses” is hereby amended, the same to read as follows:

**Section 18.08.406. Neighborhood Planning Area Overlay Districts.**

(a) WUNP West University Neighborhood Planning Area Overlay District.

(1) Applicability.

- a. Except where noted, these standards apply to development on all parcels within the West University Neighborhood Plan which have the master plan designations of (1) University Regional Center and Transit Corridor, excluding those parcels included in the University of Nevada Regional Center Plan, and (2) Traditional Neighborhood, as set forth in the West University Neighborhood Plan, an element of the City of Reno Master Plan.
- b. Development on lands within the West Seventh Street Business Corridor shall comply only with the district-specific use standards stated in subsection (2) below.
- c. These standards shall not apply to work on the site which involves parking lots, fences, landscape walls, interior renovations, uncovered or covered patios, or any other improvements that do not expand the building footprint or change the roof pitch.
- d. These standards shall not apply to properties owned by the University of Nevada, Reno.

(2) District-specific use standards. The following modifications to the citywide Summary Land Use Tables in Section 18.08.201 apply within the following applicable districts of the West University Neighborhood Plan:

a. Supplemental use standards for the Traditional Neighborhood Plan District:

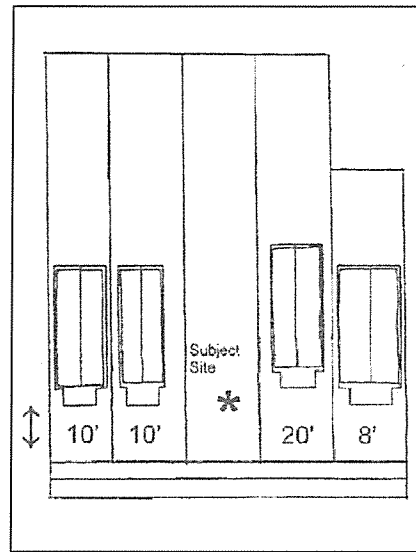
1. Animal clinics, shelters, hospitals and boarding kennel are prohibited in the NC Zoning District;
2. Art galleries are allowed in conjunction with a residential use, subject to approval of a special use permit, in the SF6, MF14, MF21 and MF30 Zoning Districts;
3. Car wash facilities are prohibited in the NC Zoning District;
4. Cluster developments are prohibited in the SF6 Zoning District;
5. Commercial child care facilities are prohibited in the SF6, MF14, MF21 and MF30 Zoning District;
6. Convents and monasteries are allowed, subject to approval of a special use permit, in the SF6, MF14, MF21 and MF30 Zoning Districts;
7. Fitness centers are prohibited in the MF21 and MF30 Zoning Districts;

8. Fraternity and sorority houses are prohibited in the MF21 Zoning District;
  9. In-home child care (7--12 children) facilities are prohibited on lots less than 10,000 square feet in the SF6 and MF14 Zoning Districts;
  10. Libraries are allowed, subject to approval of a special use permit, in the SF6, MF14, MF21 and MF30 Zoning Districts;
  11. Mini-warehouses are prohibited in the SF6 and MF14 Zoning Districts;
  12. Multi-family developments are prohibited in the SF6 Zoning District;
  13. Museums are allowed, subject to approval of a special use permit, in the SF6, MF14, MF21 and MF30 Zoning Districts;
  14. Night clubs are prohibited in the NC Zoning District;
  15. Private dorms are prohibited in the MF21 and MF30 Zoning Districts;
  16. Gas stations are prohibited in the NC Zoning District;
  17. Showrooms are prohibited in the NC Zoning District;
  18. Single-family, condominium, townhouse and multi-family developments are allowed in the NC Zoning District and are not required to be located on above-ground floors or be accessory to a nonresidential use;
  19. Video arcades are prohibited in the NC Zoning District.
- b. Supplemental use standards for the University Regional Center and Transit Corridor Plan District:
1. Automobile and truck sale and mobile home, RV, boat and trailer sale or rental facilities are prohibited in the AC and CC Zoning Districts;
  2. Automobile rental facilities are prohibited in the AC Zoning District;
  3. Drive-through facilities are prohibited in the AC and CC Zoning Districts;
  4. Multi-family developments are prohibited in the AC, CC and NC Zoning Districts unless the multi-family use is confined to above ground floor levels of multi-story buildings and nonresidential uses are located on the ground floor;
  5. Multi-family developments in excess of 30 units per acre are allowed in the MF30 Zoning District;
  6. Rental stores with outdoor storage and truck rental facilities are prohibited in the AC and CC Zoning Districts;
  7. Single-family, attached/condominium/townhouse developments are prohibited in the AC, CC and NC Zoning Districts unless the residential use is confined to above ground floor levels of multi-story buildings and nonresidential uses are located on the ground floor;

8. Restaurants with alcohol service are allowed in the MF30 Zoning District on properties fronting on Virginia Street, Center Street, Sierra Street, Ninth Street and Eighth Street;
  9. Restaurants without alcohol service are allowed in the MF30 Zoning District;
  10. Single room occupancy facilities are allowed in the AC and CC Zoning Districts;
- c. Supplemental use standards for the West Seventh Street Business Corridor:
1. Drive-through facilities are allowed in the NC Zoning District on properties fronting on Keystone Avenue and within the block bounded by I-80, Keystone Avenue, West Seventh Street and Alvaro Street.
- (3) Exemption from General Infill Development Standards. Provisions established by Section 18.12.303 for residential infill development do not apply to the West University Neighborhood Planning Area Overlay District.
- (4) District-specific standards for development of Single-Family or Two-Family Residences.
- a. Front setbacks.
1. Structures shall be constructed so that the front setback is within the range of the front setbacks for the two nearest structures on either side of the new structure on the same side of the street (see Figure 18.08-19);



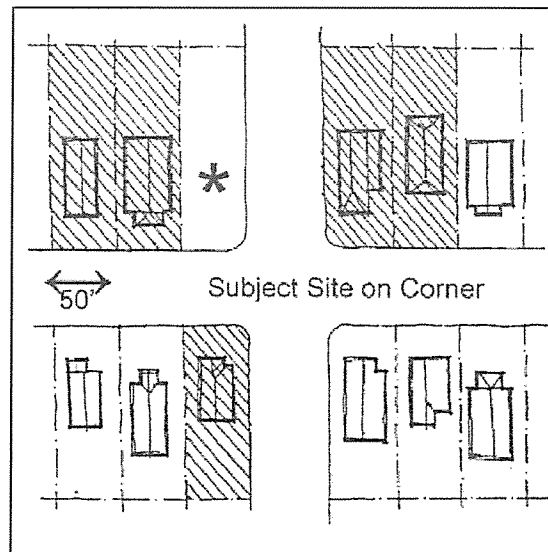
**FIGURE 18.08-19: FRONT SETBACKS IN WUNP DISTRICT**



THE SETBACK RANGE FOR THE SUBJECT SITE IS BETWEEN 8' AND 20'.

2. In the case of new construction on a corner lot, the front setback may not be outside of the range of the front setbacks of the nearest single or two-family structures located within 100 feet of the new structure as on the same side of the street (see Figure 18.08-20).

**FIGURE 18.08-20: CORNER LOT SETBACKS IN WUNP DISTRICT**



THE SETBACK RANGE FOR CORNER LOTS IS ESTABLISHED BY THE SETBACKS OF STRUCTURE WITHIN 100' ON THE SAME SIDE OF THE STREET.

3. If the allowable front setback range is less than five feet, development with front setbacks up to five feet outside of the allowable range shall be allowed if the administrator finds that significant site features, such as trees, will be preserved or existing development on the site prevents

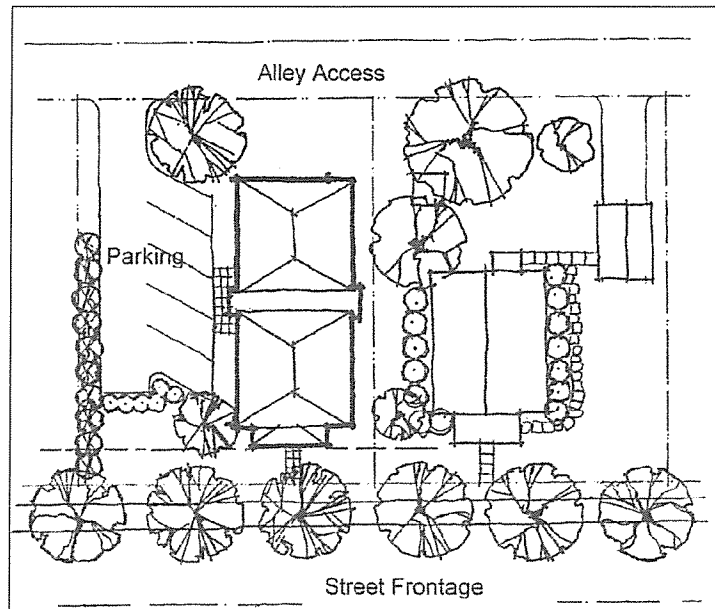
placement of the proposed structural expansion within the allowable front setback range.

- b. Permitted setback encroachments for expansions. Expansion of the footprint or exterior modifications to structures more than 50 years old shall be allowed to encroach on required rear setback(s) or a front setback for lots with two front yards, if the administrator finds the expansion or modifications comply with Chapter 18.18 of this title, as applicable, concerning historic preservation and the building code in effect in the city, and as may be amended, concerning fire protection.
- c. Maximum building coverage on parcel. A building or combination of buildings, including any covered rear or side porch or stairs, but excluding any balcony, driveway, walkway, uncovered deck, or covered front porch must not cover more than 40 percent of the lot area; however, development of structures listed in the city's Register of Historic Places, may cover 50 percent of the lot area.
- d. Roofs. A minimum of 80 percent of the building footprint must be covered by a roof with a minimum pitch of 4:12. Flat roofs are not allowed on any building section. Roof pitch will be evaluated from a plan view perspective.
- e. Front door orientation. The front door of the dwelling closest to the street must face a street.
- f. Motor vehicle access.
  - 1. If the site is served by an alley, access for motor vehicles must be from the alley, not from a street frontage (see Figure 18.08-21). Access from a street frontage shall be allowed to continue upon approval of a structural addition if the structural addition is less than 500 square feet and access was previously achieved from a street frontage.
  - 2. When access is from a street frontage, the maximum driveway width in front of a building is 12 feet for properties with garages or carport openings less than 12 feet and 20 feet for properties with garages and/or carport openings equal to or greater than 12 feet.
  - 3. Excluding driveways, parking is not allowed in front setback areas and in areas between a front property line and a building.
  - 4. When parking is provided in a garage or carport and the garage door(s) or carport opening faces a street, garage and carport opening areas must not be more than 30 percent of the length of the building elevation that faces the street except when detached garages are located on or within five feet of a rear yard setback line.
- g. Buildings.
  - 1. Modifications to any structure on a parcel which increases the building footprint or construction of new structures shall include two of the following:
    - i. The exterior finish is constructed with materials compatible with the existing main structure building materials. The new materials shall be either identical or similar to the original building

- materials. For example, details of synthetic siding should match that of traditional wood siding.
- ii. Contemporary interpretations of architectural features such as trim, fenestration, window frames, dormers, columns, gables, decorative wood or metal work found on the existing main structure are used.
  - iii. The roof pitch is the same or within the range of the roof pitches on the existing main structure.
2. If the height of a proposed structure would exceed the height of an existing building that faces the street on the same lot, the rear and side-yard setbacks shall be increased by five feet for every eight feet that the new structure exceeds the height of the existing building.
- (5) District-specific standards for development of Multi-Family Residential containing three or more dwelling units.
- a. Setbacks. Multi-family development on half-blocks that contain parcels zoned either single-family residential or multi-family residential of 14 units or less is subject to the following setback standards.
    - 1. Structures shall be constructed so that the front setback is within the range of the front setbacks for the two nearest structures on either side of the new structure on the same side of the street (see Figure 18.08-19).
    - 2. In the case of new construction on a corner lot, the front setback may not be outside of the range of the front setbacks of the nearest single or two-family structures located on the same side of the street (see Figure 18.08-20).
    - 3. If the allowable front setback range is less than five feet, development with front setbacks up to five feet outside of the allowable range shall be allowed if the administrator finds that significant sites features, such as trees, will be preserved or existing development on the site prevents placement of the proposed structural expansion within the allowable front setback range.
  - b. Roofs. A minimum of 80 percent of the building footprint must be covered by a roof with a minimum pitch of 4:12. Flat roofs are not allowed on any building section. Roof pitch will be evaluated from a plan view perspective.
  - c. Motor vehicle access.
    - 1. If the site is served by an alley, access for motor vehicles shall be from the alley, not a street frontage (see Figure 18.08-21). Access from a street frontage shall be allowed to continue upon approval of a structural addition if the structural addition is less than 500 square feet and access was previously achieved from a street frontage.
    - 2. When access is from a street frontage, the maximum driveway width is 12 feet for properties with garages or carport openings less than 12 feet and 20 feet for properties with garages and/or carport opening equal to or greater than 12 feet.

3. Excluding driveways, parking is not allowed in front setback areas and in areas between a front property line and a building.
- d. Buildings.
1. Modifications to any existing structure on a parcel which increases a building footprint or construction of new structure shall include two of the following:
    - i. The exterior finish is constructed with materials compatible with the existing main structure building materials. The new materials shall be either identical or similar to the original building materials. For example, details of synthetic siding should match that of traditional wood siding.
    - ii. Contemporary interpretations of architectural features such as trim, fenestration, window frames, dormers, columns, gables, decorative wood or metal work found on the existing main structure may be used.
    - iii. The roof pitch on an addition or new structure shall be the same or within the range of the roof pitches on the existing main structure.
  2. For every 35 feet of building length facing a street, each story shall have an individual dwelling entrance, private balcony, or patio. Each required balcony or patio shall be at least six feet wide and four deep, accessible from an interior room, and unenclosed except ground level patios may be enclosed by a six-foot fence.
  3. Dwelling and main entrances shall be delineated by the use features such as recesses, additional detailing, overhangs, columns, and change in volume and form (see Figure 18.08-22).

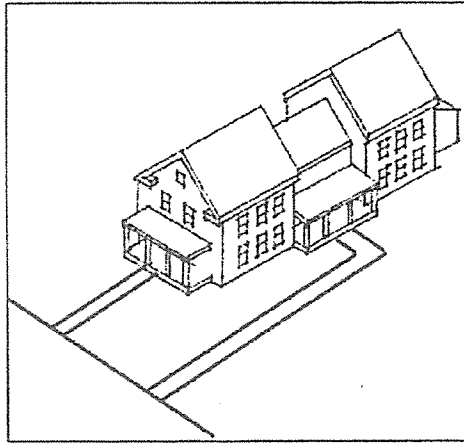
**FIGURE 18.08-21: MOTOR VEHICLE ACCESS IN WUNP DISTRICT**



**IF A SITE IS SERVED BY AN ALLEY, ACCESS FOR MOTOR VEHICLES MUST BE FROM THE ALLEY NOT FROM A STREET FRONTAGE.**

4. If entrances to all units do not face a street, a main entrance shall be provided which includes either a covered front porch at least nine feet wide and six feet deep or an arcade which has the following characteristics (see Figure 18.08-23):
  - i. Is between six feet and ten deep;
  - ii. Extends the length of the building to which it is attached;
  - iii. Intersects with an on-site pedestrian path and individual unit entrances or stairwells;
  - iv. Is at least 14 feet in height;
  - v. Contains openings of not less than six feet in width;
  - vi. Is at least 25 percent solid but no more than 50 percent solid;
  - vii. Is open to the air on three sides; and

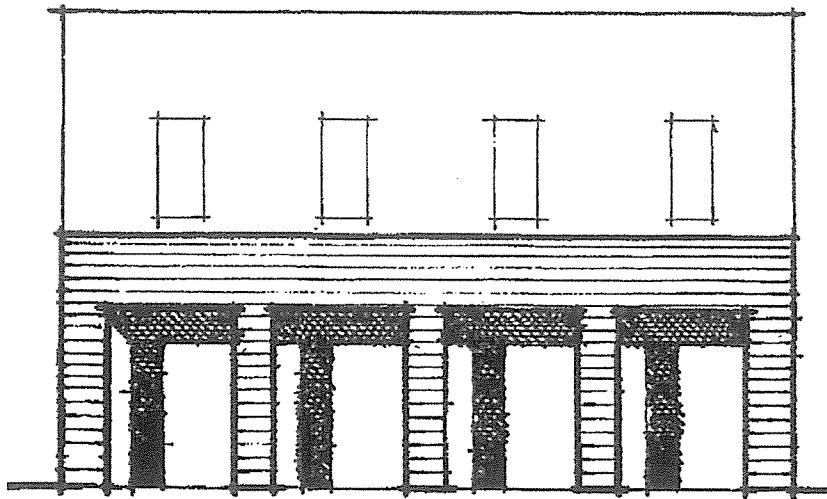
**FIGURE 18.08-22: DWELLING AND MAIN ENTRANCES IN WUNP DISTRICT**



**DWELLING ENTRANCES MUST BE CLEARLY DELINEATED BY THE USE OF RECESSES, ADDITIONAL DETAILING, OVERHANGS, COLUMNS, AND CHANGE OF VOLUME AND FORM.**

- viii. Has no blocked street facings or end openings, in part or in full, with walls, glass, lattice, glass block or any other material.

**FIGURE 18.08-23: ARCADE IN WUNP DISTRICT**



**IF ENTRANCES TO ALL UNITS DO NOT FACE A STREET, A MAIN ENTRANCE OR AN ARCADE MUST BE PROVIDED.**

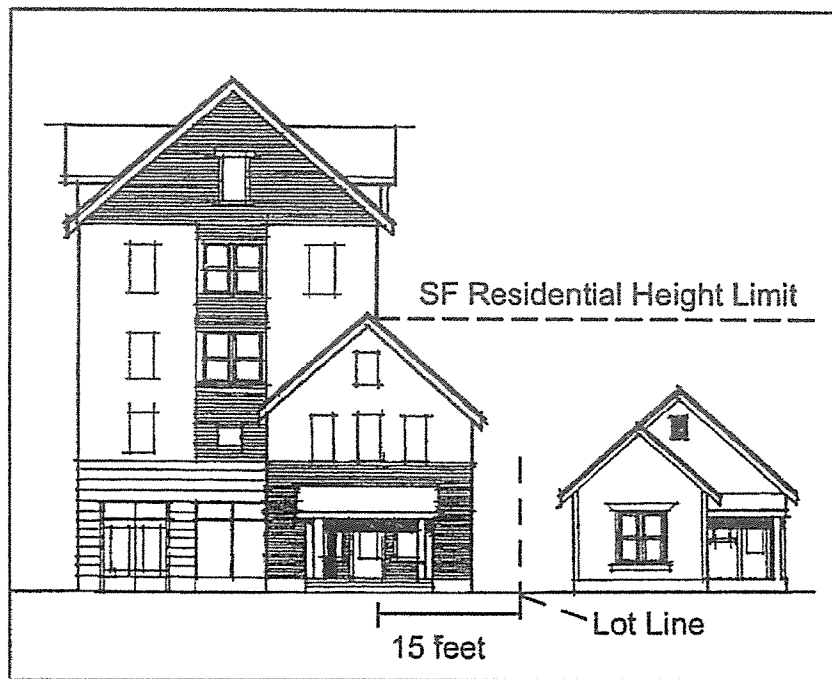
- e. On-site pedestrian path. A hard-surface path of not less than four feet in width shall be provided to a building entrance from each street frontage or from a street corner.
- f. Gathering space. If a project has six or more units, there shall be a gathering space which:

1. Has at least 100 square feet provided for each street the project faces;
  2. Is visible from the street(s) for which it was provided;
  3. Corresponds to at least 50 percent of the required usable open space for the project, as required in Section 18.12.103(i) and
  4. Contains one of the following amenities for each 100 square feet:
    - i. Bench or other seating;
    - ii. Tree which is not included in the minimum landscape requirements;
    - iii. Kiosk;
    - iv. Water feature such a pond or a fountain;
    - v. Landscape planter or planning bed of at least 20 square feet; or
    - vi. Fixed recreational apparatus.
- g. Residential buffers.
1. The building height for a 15-foot portion of a lot abutting a parcel zoned single-family is limited to the maximum building height allowed by the single-family residential zoning district (see Figure 18.08-24).
  2. The building height for a 15-foot portion of a lot abutting a parcel zoned multi-family residential, 14 units or less is limited to the maximum building height allowed by the multi-family residential, 14 units or less zoning district.
  3. A five-foot landscape area shall be installed along any lot line that abuts a parcel zoned single-family or multi-family residential, 14 units or less.
- (6) District-specific standards for development of nonresidential uses and residential units with nonresidential use on the ground-floor.
- a. Front zero lot-line setbacks are required when:
    1. A structure on one of the abutting parcels on the same side of the street is built to the zero-lot line; or
    2. In the case of new construction on a corner lot, the nearest existing commercial structure located within 100 feet of the new structure on the same side of the street is built to zero-lot line.
  - b. Roofs.
    1. A minimum of 80 percent of the building footprint must be covered by a roof with a minimum pitch of 4:12; or
    2. Be flat with either a decorative parapet that surrounds the building and is at least 18 inches in height or have three distinct roof planes with a minimum 18-inch overhang over the two other planes.
  - c. Ground floor windows. Windows shall be at least 50 percent of the length and 25 percent of the area of all exterior ground level building walls within 20 feet of a street lot line, sidewalk, plaza or other public open space (see Figure 18.08-25).

Ground floor walls are equal to all exterior wall area up to nine feet above the finished grade. This requirement does not apply to the walls of parking garages and residential units. Required window areas must be either windows that allow views into working areas or lobbies, pedestrian entrances or display windows set into the wall. Display cases attached to the outside of the wall do not qualify. The bottom of the windows shall be no more than four feet above the adjacent exterior grade.

- d. Ground floors. Ground floor shall be visually distinct from upper levels by:
  - 1. A cornice above the ground level;
  - 2. An arcade;
  - 3. Changes in material or texture; or
  - 4. A row of clerestory windows on a building's street facing elevation.
- e. Corner reinforcement. The structure with the greatest ground level square foot area shall be within ten feet of both street lot lines on at least one corner on corner lots where two sidewalks or public pedestrian ways meet.

**FIGURE 18.08-24: RESIDENTIAL BUILDING HEIGHT BUFFER IN WUNP DISTRICT**



THE BUILDING HEIGHT FOR A 15-FOOT PORTION OF A LOT ABUTTING AN SF OR MF14 ZONING DISTRICT DEVELOPED WITH SINGLE-FAMILY RESIDENCES IS LIMITED TO THE BUILDING HEIGHT OF THE LESSER INTENSITY RESIDENTIAL ZONING DISTRICT.



**FIGURE 18.08-25: GROUND FLOOR WINDOWS**



**GROUND FLOOR WALLS MUST HAVE WINDOWS THAT  
PROVIDE VIEWS INTO BUILDING OR DISPLAY ITEMS.**

- f. **Parking.** Parking is not permitted between a building and a street unless a property is bound by two or more roadways, has parking between the building and street on no more than one street frontage, and contains a ten-foot landscaped area between the street and the parking area which is in addition to the minimum landscape area requirements.
- g. **Residential buffers.**
  - 1. The building height for a 15-foot portion of a lot abutting a parcel zoned single-family is limited to the maximum building height allowed by the single-family residential zoning district (see Figure 18.08-24).
  - 2. The building height for a 15-foot portion of a lot abutting a parcel zoned multi-family residential, 14 units or less is limited to the maximum building height allowed by the multi-family residential, 14 units or less zoning district.
  - 3. A ten-foot wide landscaped area shall be installed along any lot area which abuts residentially zoned parcels.
- h. **On-site pedestrian path system.** The development shall include on-site pedestrian path systems that:
  - 1. Provide direct pedestrian paths from all adjacent streets or street corners to main entrances, ground level stairwells, and elevator landings;
  - 2. Connect all buildings, bicycle and parking areas, recreational areas, and gathering spaces;
  - 3. Are hard-surfaced;

4. Are at least four feet wide;
  5. Are clearly identifiable, through the use of elevation changes, speed bumps, different paving material, or by other similar methods, but not striping, where the pedestrian path crosses driveways, parking areas, and loading areas;
  6. Are raised or separated from automobile travel lanes by raised curbs with curb ramps, bollards, landscaping or other physical barrier when parallel and adjacent to an automobile travel lane.
- (7) On-premises advertising display. On-premises advertising display shall not be internally illuminated when visible from residentially zoned properties within 600 feet of the display.
- (b) PL Plumas Neighborhood Residential Core Planning Area Overlay District.
- (1) Applicability. This zoning district's standards shall apply to properties in the Plumas Neighborhood Residential Core Area, as identified in Figure 18.08-1 in Section 18.08.101(k)(2).
  - (2) Height limitation. The maximum height shall be 25 feet, with a maximum of two stories.
  - (3) Architectural treatment. New primary structures shall have a minimum roof pitch of four-foot rise in 12-foot run.
  - (4) Off-street parking. No off-street parking spaces shall be permitted between the front façade of any primary building and an adjacent street.
- (c) MQ McQueen Neighborhood Planning Area Overlay District.
- (1) Applicability. This zoning district's standards shall apply to properties in the McQueen Neighborhood Plan.
  - (2) Freeway Corridor development standards. If any portion of a property is within this 500 feet of the Interstate 80 right-of-way line, these standards will apply to new development:
    - a. Development shall be clustered away from the freeway. Buildings shall be setback a minimum of 30 feet from the freeway right-of-way line. Landscaped and irrigated buffers with a minimum width of ten feet and one tree every 30 linear feet shall be provided between development and the freeway. Blank wall building façades adjacent to the freeway are prohibited.
  - (3) Hillside Development Standard. Within the McQueen Neighborhood, any development that meets the definition of hillside development as outlined in Chapter 18.12, Article XVI (Hillside Development) will be required to meet the following:
    - a. Open view fencing will be required for yards that face open space areas, and drainageways.
- (d) GF Greenfield Neighborhood Planning Area Overlay District.
- (1) Applicability. This zoning district's standards shall apply to the plan area identified in the Greenfield Neighborhood Plan.
  - (2) GFSF Greenfield Single-Family District.

- a. Applicability. These standards shall apply to all properties designated as GFSF in the Greenfield Neighborhood Plan.
- b. Land uses.
  - 1. Permitted land uses shall be:
    - i. Single Family, detached; and
    - ii. Accessory Dwelling Unit.
  - 2. Permitted land uses with the approval of a special use permit:
    - i. Child Care Center, as accessory use only;
    - ii. Churches/House of Worship;
    - iii. Utility Box/Well House, Back-up Generator, Pumping Station or Booster Station;
    - iv. Utility Installation other than listed; and
    - v. Communication Facility, Equipment Only
- c. Accessory buildings.
  - 1. Shall not be located closer than three feet to any main building on the same lot;
  - 2. One of the following:
    - i. If the building is 120 square feet or less in size and has a building height of seven feet or less, and the highest point of the roof does not exceed ten feet, the minimum side and rear setback will be five feet; or
    - ii. If the building is greater than 120 square feet in size or over seven feet in building height, or the highest point of the roof exceeds ten feet, the minimum side and rear setback will be ten feet;
  - 3. Shall not exceed two stories or 25 feet in building height as defined in this title; and
  - 4. Shall not occupy more than 1,200 square feet of any lot nor be located in the front yard area.
- d. Setbacks. Minimum setbacks shall be:
  - 1. *Front:* 30 feet.
  - 2. *Side:* 12 feet.
  - 3. *Rear:* 30 feet.
- e. Height limitation.

Two stories.
- f. Required area and width. A one acre minimum area with a 120-foot average width is required. Lots that are less than one acre in size at the time of enactment

of these regulations shall be considered to conform to these standards. Existing lots that do not meet the minimum lot size/average lot width shall not be further divided/reduced in size and/or width.

- g. Parking. One off-street parking space is required per bedroom.
- h. Fencing. Open rail fencing of five feet or less in height may be erected on the lot line in front yards, except within 20 feet of the primary driveway.

(3) GFPO Greenfield Professional Office District.

- a. Applicability. These standards and regulation shall apply to all properties designated GFPO in the Greenfield Neighborhood Plan.
- b. Land uses.
  - 1. Permitted land uses shall be:
    - i. Single Family, detached; and
    - ii. Accessory Dwelling Unit.
  - 2. Permitted land uses with the approval of a site plan review (SPR):
    - i. Medical Facility, Day Use only; and
    - ii. Office, Other than listed;
  - 3. Permitted land uses with the approval of a special use permit:
    - i. Utility Box/Well House, Back-up Generator, Pumping Station or Booster Station;
    - ii. Utility Installation other than listed; and
    - iii. Communication Facility, Equipment Only.
- c. Setbacks. Minimum setbacks shall be:
  - 1. *Front*: 20 feet.
  - 2. *Side*: Ten feet.
  - 3. *Rear*: 15 feet.
- d. Maximum building height. Main buildings shall not exceed two stories or 35 feet whichever is greater.
- e. Required parcel width. No parcel may be less than 100 feet wide.
- f. Minimum office development.
  - 1. The minimum parcel size is one acre.
  - 2. In the case of business condominiums and business common interest communities, where the pre-project parcel and building size meets the minimum parcel size and setbacks of the GFPO Zoning District, deviations in parcel size as necessary to effectuate the business condominium or business common interest community are allowed when consistent with the purpose and intent of Chapters 18.08 and 18.10.

3. The maximum building footprint coverage, including all buildings and accessory structures, excluding covered patio areas, gazebos, enclosed trash receptacles, and enclosed utilities, is 25 percent of the gross parcel area.
- g. Building separations. There shall be a minimum separation of 20 feet between buildings on the same parcel.
- h. Traffic generation. Traffic generation shall not exceed 25 average daily trips per 1,000 square feet of gross floor space.
- i. Parking. Chapter 18.12, Article XI (Off-Street Parking and Loading) is applicable to off-street parking in the Professional Office Zoning District with the following exceptions:
  1. No more than 30 percent of required parking shall be permitted in the front yard of a building;
  2. No surface parking spaces shall be located within 50 feet of the Plumas Street right-of-way;
  3. Parking in excess of five percent of the amount required by Article XI's requirements regarding parking is prohibited;
  4. Excess parking shall not be counted toward future development needs; and
  5. A minimum of ten percent of the required parking for two-story structures shall be enclosed within the structure or located within a detached garage.
- j. Minimum landscape area. A minimum of 30 percent of the site shall be landscaped in accordance with Chapter 18.12, Article XII (Landscaping and Screening) with the following exceptions:
  1. A maximum of 20 percent of the required landscape area may be decorative hardscape, such as, decorative sidewalks, walkways, fountains, and covered patio areas;
  2. The first 15 feet adjacent to any exterior property line of a development shall contain 50 percent evergreen and 50 percent deciduous trees and within these ratios there shall be the following mixes:
    - i. There shall be a mix of 50 percent six-foot tall trees, 25 percent eight-foot tall trees, and 25 percent ten-foot tall evergreen trees;
    - ii. There shall be a mix of 50 percent two-inch caliper trees and 50 percent three-inch caliper deciduous trees;
    - iii. A minimum of one tree shall be planted for every 250 square feet of landscape area; and
    - iv. Six shrubs shall be planted for each tree. The shrubs shall be a minimum 50 percent five-gallon or larger and 50 percent one gallon or larger with a minimum of 50 percent of all required shrubs evergreen.
- k. Landscaping of yards.

1. Front yards shall be landscaped except for curb cuts, sidewalks, and driveways; and
  2. Side and rear yards must be landscaped except for sidewalks and driveways.
- l. Sign regulations. On-premise signs are allowed with the following exceptions:
1. No signs shall be allowed on Plumas Street;
  2. Signs shall only face or front onto Moana Lane;
  3. Heights of monument signs shall be limited to an overall height of six feet including pedestals;
  4. Only indirect lighting is allowed;
  5. Sign lights shall be turned off daily between the hours of 7:00 p.m. and 6:00 a.m.;
  6. Sign design shall be compatible with and complementary to the building architecture; and
  7. No other signs whatsoever shall be allowed.

(e) SE Southeast Neighborhood Planning Area Overlay Zoning District.

- (1) Applicability. This zoning district's standards shall apply to the areas specified in the Southeast Neighborhood Plan.
- (2) District-specific standards.
  - a. Conformities
    1. Any existing land uses legally established prior to the adoption of the SENP zoning overlay district are allowed to continue to operate and expand.
    2. Expansion of existing and legally established uses at the time of the adoption of this ordinance, that are not allowed by the SENP zoning overlay district shall require a special use permit (SUP) if the proposed development expands the site, building or business area by more than 100 percent.
    3. Any expansion of existing land uses that were non-conforming prior to the plan and are still non-conforming in the SENP zoning overlay district, shall apply for a special use permit (SUP) to expand.
    4. Changing land use from one non-conforming land use to another non-conforming land use is not allowed.
  - b. Land uses. The following additional land uses are permitted with the approval of a special use permit (SUP) for areas zoned CC (Community Commercial):
    1. Cluster development;
    2. Farm;
    3. Hospital, Acute and Overnight Care;

4. Hotel (without Non-restricted Gaming Operation);
5. Indoor Manufacturing, Processing, Assembly or Fabrication;
6. Maintenance, Repair or Renovation Business;
- ~~7. School, Primary (Public or Private);~~
- ~~78.~~ Single Family, detached;
- ~~89.~~ Single Family, Zero Lot-Line;
- ~~910.~~ Sports Arena, Stadium, or Track
- ~~1011.~~ Warehousing/Distribution Center;
- ~~1112.~~ Welding Repair, as an accessory use;
- ~~1213.~~ Wholesale of Construction Materials; and
- ~~1314.~~ Wholesale of Products Manufactured or Assembled On-Site.

c. Setbacks.

1. For parcels zoned SF6 the rear yard setback is 15 feet; and
2. For parcels zoned SF6 the minimum lot size is 5,000 square feet.

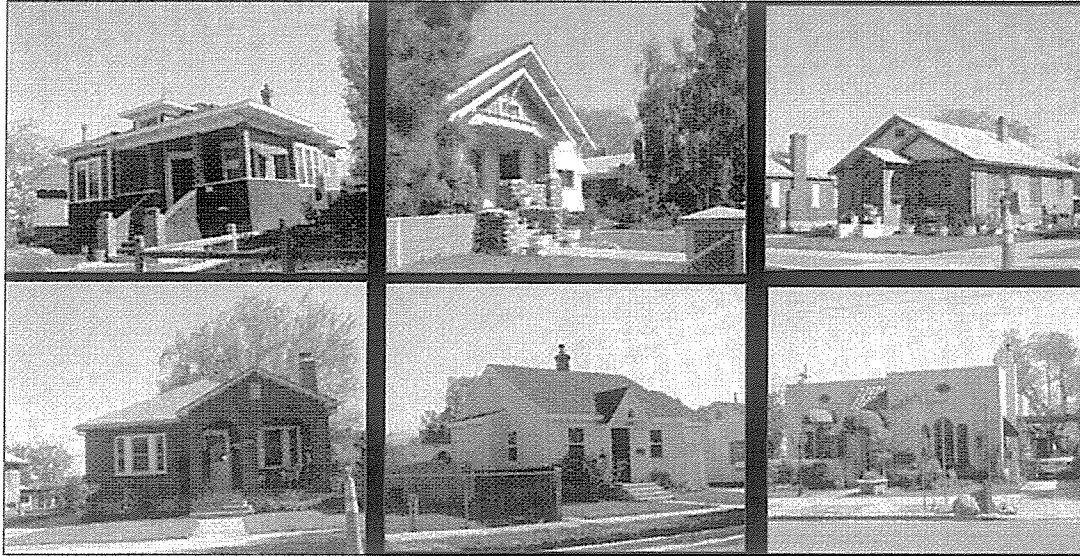
(f) WANP Wells Avenue Neighborhood Planning Area Overlay District.

- (1) General applicability. These standards shall apply to all development within the WANP boundaries. The overlay contains two layers of applicability, as described below. Regulations applicable to parcels with the Urban Residential/Commercial or Public Facility land use designation shall be limited to those contained in the underlying zoning regulations.
- (2) General standards. The following standards shall apply to all parcels located within the boundaries of the WANP, with the exception of those designated as Urban Residential/Commercial or Public Facility.
  - a. Residential parking requirements. Off-street parking shall be provided as follows:

Type of Use	Minimum # of On-Site Parking Spaces Required Residential Uses
1 bedroom or studio unit	1 space/residential unit
2 bedroom unit	1.25 spaces/residential unit
3 or more bedroom unit	1.75 spaces/residential unit
Senior citizen housing	0.5 per bedroom plus 1 per employee for the largest shift
Guest parking	1 space per 9 dwelling units

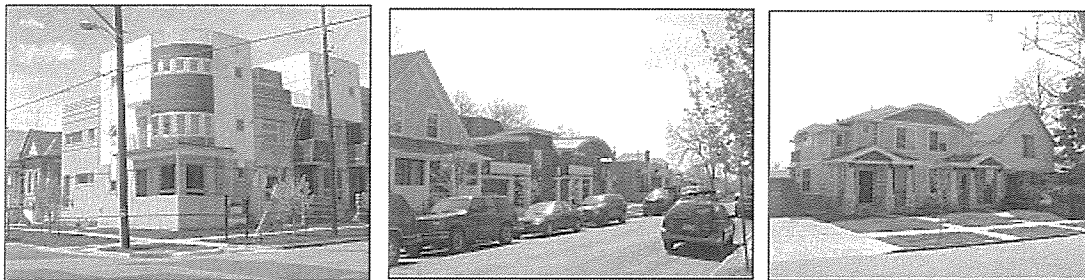
- b. On-street parking. Up to 50 percent of the required off-street parking, may be substituted with on-street parking, subject to Section 18.12.1103.
  - c. Building orientation. Primary buildings shall be oriented towards and accessed from the front yard and street with the main entrance located on the front façade of the building.
  - d. Prohibited materials.
    - 1. The following building materials shall be prohibited as primary building materials when used in their traditional form (e.g., a commercial or industrial "warehouse" context); however, the creative incorporation of these or similar materials in a non-traditional form is permitted.
      - i. Sheet metal siding;
      - ii. Tilt-up concrete panels; and
      - iii. Smooth-faced gray concrete block.
- (3) General residential standards.
- a. Applicability.
    - 1. The following standards shall apply to all parcels located within the boundaries of the following land use designations, as defined on the Land Use Framework Map contained in the Wells Avenue Neighborhood Plan.
      - i. Mixed-Residential 14 (MR-14);
      - ii. Mixed-Residential 30 (MR-30); and
      - iii. Mixed-Use Residential (MUR).
  - b. Compatibility findings. The Compatibility Findings contained in Section 18.12.303(d) of the City's Code shall be replaced by the Architectural Character standards that follow.



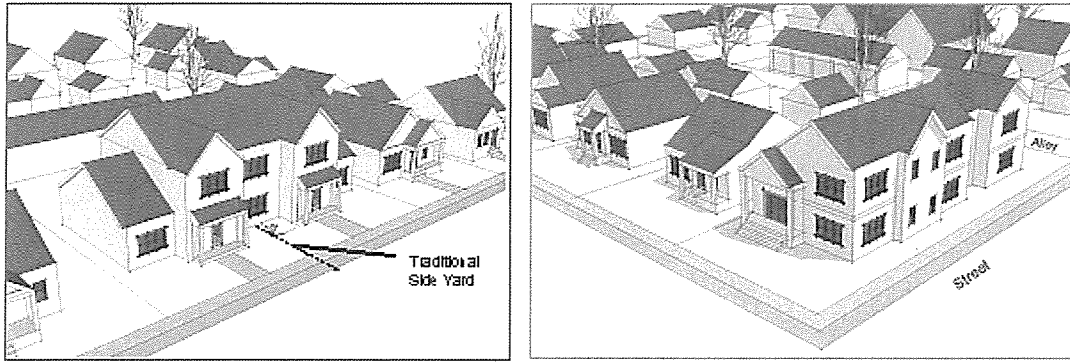


**Figure 18.08-26: Wells Avenue Neighborhood Plan General Residential Architectural Character**

- c. **Architectural Character.** Due to the wide range of architectural styles found in the neighborhood's residential areas (Figure 18.08-26), the use of one or more specific architectural styles is not mandated. However, infill development and major renovations to existing structures shall be designed to complement the established framework of the neighborhood in terms of its streetscape quality, block pattern, and overall urban neighborhood character (Figure 18.08-27). These general residential standards are not intended to promote the replication of historic styles found in the neighborhood, but rather to encourage a range of architectural styles that reflect the diversity of the neighborhood.



**Figure 18.08-27: Examples of Infill Development - These examples (Denver, CO) demonstrate respect for the established neighborhood framework while still incorporating a range of architectural styles. This is accomplished through the use of similar setbacks, continuation of established streetscape character and compatible height and building massing.**

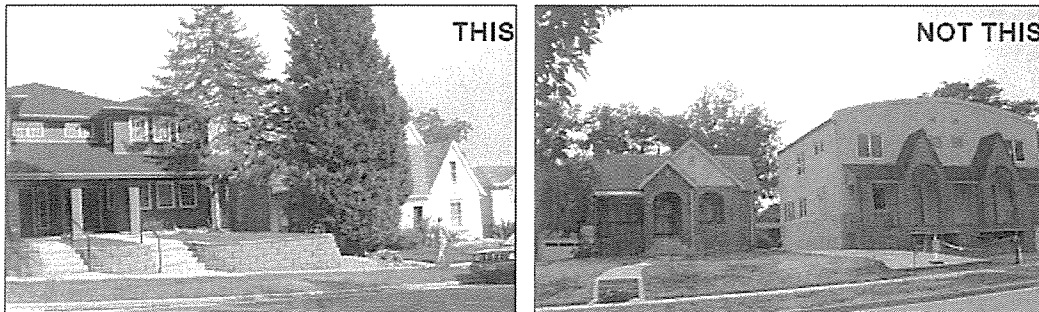


**Figure 18.08-28: Multi-family Housing Design - Multi-family units on an interior lot articulated so as to appear as separate homes from the street (left), Multi-family building designed to appear as a large single-family home (right).**

d. Building massing and form.

1. Multi-family buildings shall incorporate one of the following techniques:
  - i. façades of multi-family buildings developed on combined lots on the interior of the block (not on a corner) shall be articulated so that they appear from the street to be separate homes. This shall be accomplished by "stepping back" the front façade a minimum of ten feet at the traditional side yard setback to provide a visual transition along the street frontage (Figure 18.08-28).
  - ii. Multi-family buildings of four units or less shall be designed so that the massing and use of exterior materials gives each building the appearance of a large single-family home. This includes duplexes (Figure 18.08-28), but is not intended to apply to townhomes in which the unique individualism of each unit is expressed.

e. Relationship to surrounding development.

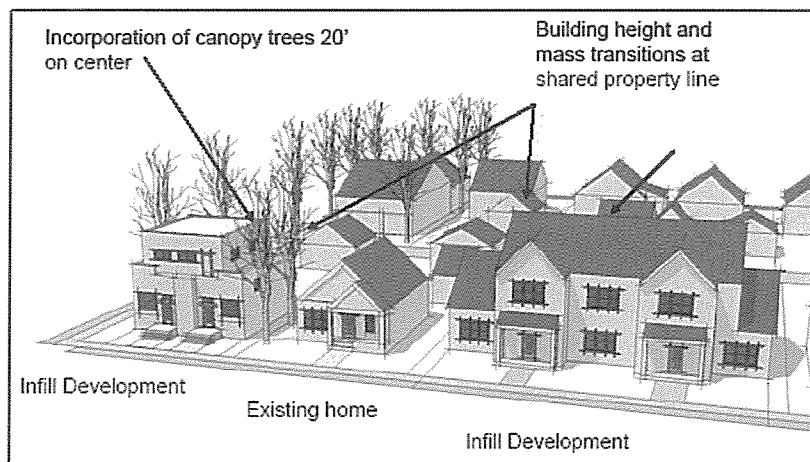


**Figure 18.08-29: Relationship to surrounding Development - Building height and mass should be graduated so that new structures have a comparable scale with existing structures.**

1. Blocky, multi-story building forms devoid of articulation or architectural features shall be prohibited. Infill homes (single-family or multi-family) that exceed the height of adjacent existing homes by one or more stories in height and/or are significantly larger in terms of their overall mass

shall provide a transition using at least two of the following techniques (Figures 18.08-29 and 18.08-30):

- i. Graduating building height and mass in the form of building step-backs a minimum of ten feet in depth, or other techniques, so that new structures have a comparable scale with existing structures;
- ii. Orienting windows, porches, balconies, and other outdoor living spaces away from the shared property line to protect the privacy of adjacent residents where applicable;
- iii. Installing canopy trees 20 feet on center within the side yard to help break up the appearance of the taller structure. Trees must be installed to the satisfaction of the city's landscape architect;
- iv. Utilizing a roof pitch and overhang similar to that of the adjacent structures; or
- v. Utilizing dormers and sloping roofs to accommodate upper stories for major renovations and new construction.



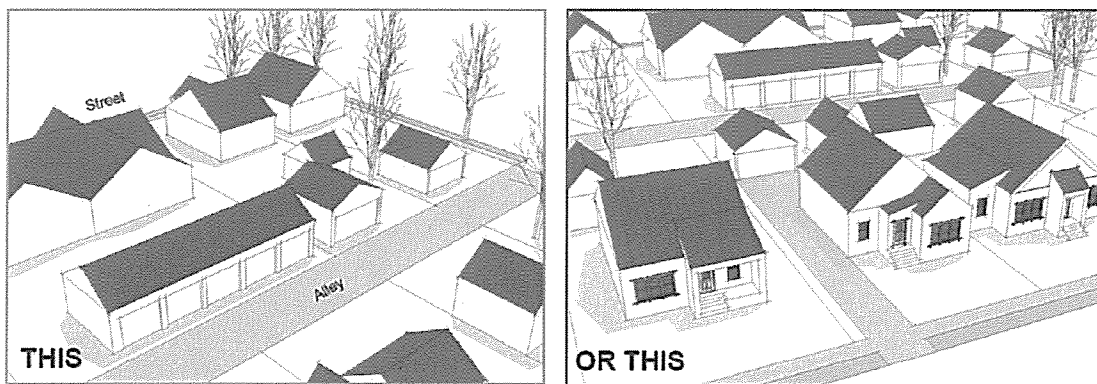
**Figure 18.08-30: Relationship to Surrounding Development 2 - Use of required techniques to ensure compatibility of infill development with existing neighborhood context.**

2. In order to satisfy the above standard, one of the following techniques for alley homes shall be provided:
  - i. A graduated building height and mass in the form of building step-backs a minimum of ten feet in depth, or;
  - ii. Similar techniques, so that the new structure has a comparable scale with the existing home located along the primary street frontage.
- f. Maximum building length. The maximum allowable building length of a multi-family building shall be 80 feet (Figure 18.08-31).



**Figure 18.08-31: Maximum Allowable Length of a Multi-family Building.**

- g. Garage and parking location and design.
1. Aside from driveways, off-street parking is prohibited within the front yard setback.
  2. Required parking shall be provided behind the primary structure and/or on-street.
  3. Garages shall be oriented towards and accessed from the alley or detached from the primary structure and located in the rear yard, as traditionally found in this area of the neighborhood (Figure 18.08-32).
  4. Surface parking lots shall be internalized in building groupings and located away from street frontages.
  5. When access to a rear garage or surface parking is provided from a street frontage, the maximum driveway width within the front and side yard setback is 12 feet.



**Figure 18.08-32: Residential Garage Design - Garages should be oriented towards and accessed from an alley (left) or detached from the primary structure and located in the rear yard, as traditionally found in this area of the neighborhood (right).**

- h. Building variety.
1. For new construction, no one housing type shall occupy more than 40 percent of the total length of a block face (Figure 18.08-33).

2. Development parcels encompassing more than two and one-half acres, shall incorporate a minimum of two housing types. Development parcels larger than five acres shall incorporate a minimum of three housing types.
3. The following housing types may be used to satisfy the above building variety standards:
  - i. Duplexes;
  - ii. Townhomes;
  - iii. Apartments;
  - iv. Condominiums; or
  - v. Single-family homes.



**Figure 18.08-33: Building Variety - No one housing type shall occupy more than 40% of the total length of a block face.**

- i. Architectural Character - Renovation Guidelines.
  1. The renovation of homes within the Wells Avenue Neighborhood constructed prior to 1950 should be conducted in accordance with the following guidelines.

**Windows**

- i. The character, proportion, size, and general appearance of original windows should be preserved during renovation.
- ii. Original window openings should not be enclosed, enlarged, or otherwise modified.
- iii. Replacement windows should have a similar appearance as the original window's design in terms of their materials, dimension, profile, and finish; however, improving energy efficiency should also be considered.

**Materials**

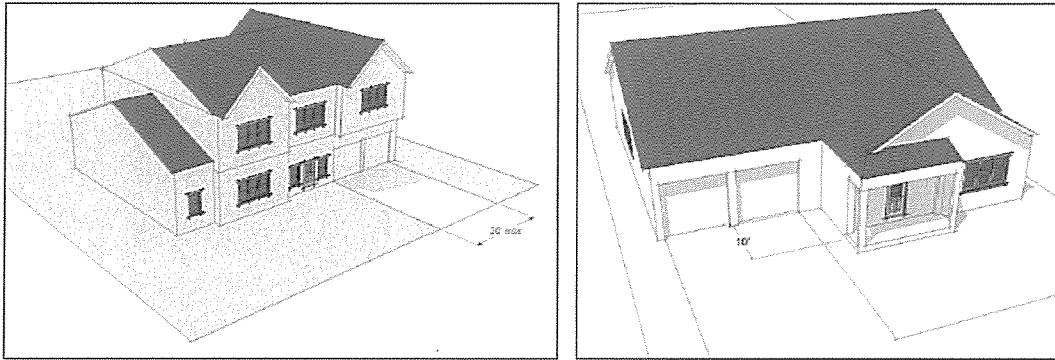
- iv. Original building materials should be repaired rather than replaced to the maximum extent feasible.
- v. To the maximum extent feasible, original masonry building materials should not be altered or otherwise covered with new building materials, such as stucco or vinyl siding, or painted.

#### Architectural Detailing

- vi. Character-defining features that are original to the home, such as stone retaining walls, steps, and foundations should be preserved to the maximum extent feasible.
- vii. Enclosure of or other significant alterations to decks or balconies that were not originally enclosed should be prohibited.

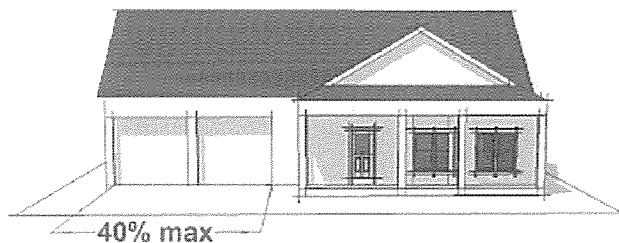
#### (4) Single-Family Land Use Designation (SF).

- a. **Applicability.** The following standards shall only apply to parcels designated as SF on the Land Use Framework map contained within the Wells Avenue Neighborhood Plan. Design Standards for the SF designation are intended to preserve the predominantly detached, single-family character of the area.
- b. **Prohibited uses.** The following lists of prohibited uses modify to the citywide Summary Land Use Tables in Section 18.08.201 shall apply to all parcels located within the SF area of the Wells Avenue Neighborhood Plan:
  - 1. Multi-family;
  - 2. Single-family attached/condominium townhouse;
  - 3. Single-family zero lot-line;
  - 4. Mobile home subdivisions;
  - 5. Mini-warehouses.
  - 6. Convenience store.
- c. **Maximum building height.** Maximum building height shall be two stories or 30 feet.
- d. **Maximum driveway width.** Maximum driveway width within the front and side yard setback is 20 feet.
- e. **Maximum building coverage.** Maximum allowable building coverage for areas designated SF by the Wells Avenue Neighborhood Plan shall not exceed 20 percent above that of the existing lot or 30 percent, whichever is less.
- f. **Garage design.**
  - 1. Garages that protrude towards the street in front of the primary façade of the primary structure shall not be permitted. Garage doors on all front loading (street oriented) garages shall be either (Figure 18.08-34):



**Figure 18.08-34: Garage Design - (Left) Garage recessed beneath a second floor bay; (Right) Garage recessed a minimum of ten feet behind the front façade.**

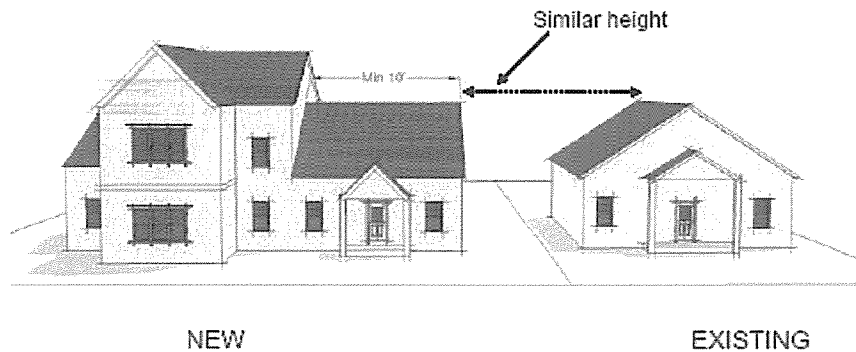
- i. Recessed a minimum of ten feet behind the front façade of the dwelling portion of the structure (including side-loading garages) or a front porch that is a minimum of five feet wide by eight feet long, or
  - ii. Recessed a minimum of two feet beneath a second floor bay.
2. Length. Front-loading (street oriented) garage doors shall not comprise more than 40 percent of the total length of the front façade (Figure 18.08-35).



**Figure 18.08-35: Garage Length - Front-loading (street-oriented) garage doors shall not comprise more than 40% of the total length of the front facade.**

- g. Transitions.
  1. New, multi-story homes and major renovations to existing homes shall incorporate a transition in height and scale (Figure 18.08-36) through two or more of the following techniques:
    - i. "Stepping-down" to meet the approximate height of the adjacent structure. Step-downs shall be a minimum of ten feet in depth.
    - ii. Utilizing dormers and sloping roofs to accommodate upper stories for major renovations and new construction.
    - iii. Utilizing a roof pitch and overhang similar to that of the adjacent structures.

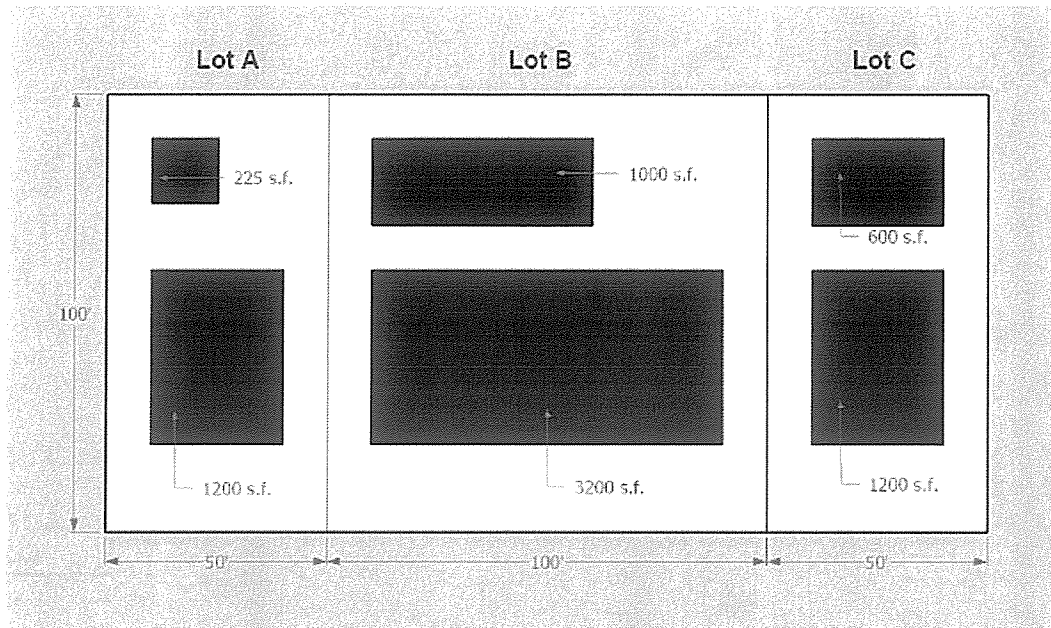
- iv. Installing canopy trees 20 feet on center within the side yard to help break up the appearance of the taller structure. Trees must be installed to the satisfaction of the city's landscape architect.



**Figure 18.08-36: SF Transition**

- (5) WANP - Mixed-Residential 14 Land Use Designation (MR-14).
  - a. Applicability. The following standards shall only apply to parcels designated as MR-14 on the Land Use Framework map contained within the Wells Avenue Neighborhood Plan, with the exception of those designated as Public Facility. Design Standards for the MR-14 area are intended to allow for the accommodation of a range of residential housing types through infill and redevelopment while protecting the traditional, single-family character of the area.
  - b. Prohibited uses. The following list of prohibited uses modify the citywide Summary Land Use Tables in Section 18.08.201 and shall apply to all parcels located within the MR-14 area of the Wells Avenue Neighborhood Plan:
    - 1. Mobile home parks and subdivisions
    - 2. Mini-warehouses
    - 3. Convenience store
  - c. Maximum building coverage.
    - 1. Maximum allowable building coverage shall be 45 percent (Figure 18.08-38).
    - 2. Maximum allowable building coverage may be increased to 65 percent if height is limited to one and one-half stories or 30 feet.

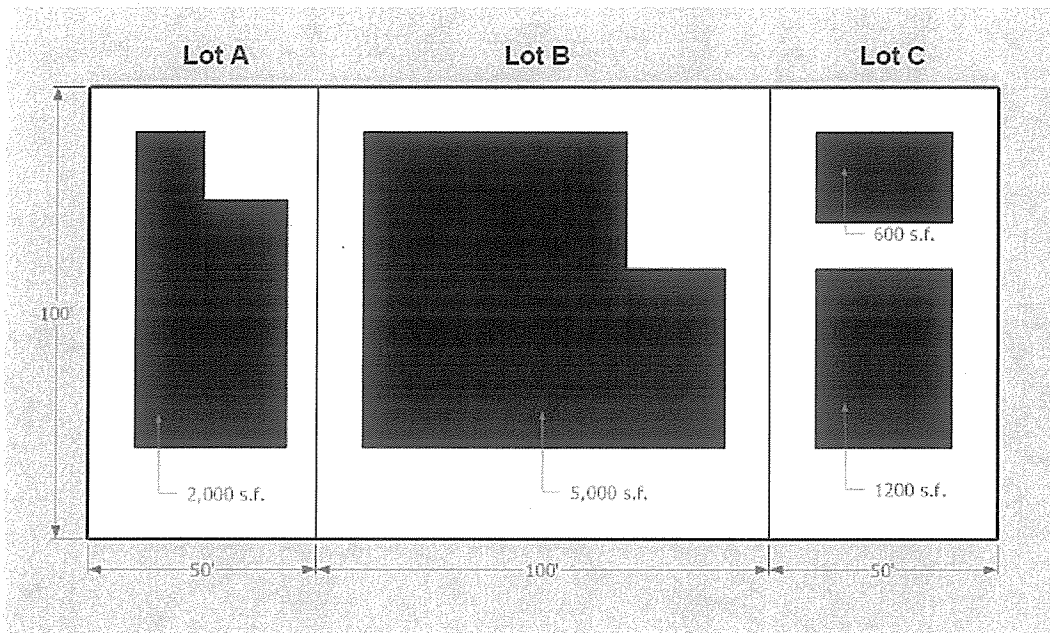




**Figure 18.08-37: Three alternative lot configurations that comply with the Maximum Building Coverage of 45%—Lot A illustrates a single-family home and detached garage; Lot B illustrates a multi-family building on a combined lot with a shared rear garage; Lot C illustrates a single-family home with an alley home incorporated in the rear yard.**

- d. Maximum building height. Maximum building height shall be two stories or 35 feet.
- (6) WANP - Mixed-Residential 30 Land Use Designation (MR-30).
- a. Applicability. The following standards shall apply to all parcels designated as MR-30 on the Land Use Framework map contained within the Wells Avenue Neighborhood Plan. Design Standards for the MR-30 area are intended to allow for the accommodation of a range of residential housing types through infill and redevelopment while protecting the traditional neighborhood character of the area.
  - b. Prohibited uses. The following list of prohibited uses modify the citywide Summary Land Use Tables in Section 18.08.201 and shall apply to all parcels located within the MF-30 area of the Wells Avenue Neighborhood Plan:
    - 1. Mobile home parks.
    - 2. Mini-warehouses.
    - 3. Copy center.
    - 4. Financial institution.
    - 5. General personal services.
    - 6. General retail store or commercial use.
    - 7. Laundry. Drop off/pickup.
    - 8. Convenience store.

- c. Maximum building coverage.
  1. Maximum allowable building coverage shall be 50 percent (Figure 18.08-38).
  2. Maximum allowable building coverage may be increased to 70 percent if height is limited to 35 feet and the required minimum side yard setback is increased from ten feet to 12 feet.



**Figure 18.08-38: MR-30 Building Coverage - Three alternative lot configurations that comply with the Maximum Building Coverage of 50%—Lot A illustrates a single-family home and attached rear garage; Lot B illustrates a multi-family building on a combined lot with a shared rear garage; Lot C illustrates a single-family home with an alley home incorporated in the rear yard.**

- d. Maximum building height. Maximum building height shall be three stories or 45 feet.
- (7) WANP - Wells Avenue Mixed-Use (WA-MU) Land Use Designation.
- a. Applicability. The following standards shall apply to all parcels designated as WA-MU on the Land Use Framework map contained within the Wells Avenue Neighborhood Plan, with the exception of those designated as Public Facility. Design Standards for the WA-MU area are intended to reinforce its distinction as a pedestrian-oriented "main street" that serves the neighborhood and the surrounding community.
  - b. Permitted/prohibited uses. The following modifications to the citywide Summary Land Use Tables in Section 18.08.201 shall apply to all parcels located within the WA-MU area of the Wells Avenue Neighborhood Plan:  
 The following uses shall be prohibited:
    1. Auto repair garage and paint and body shop;

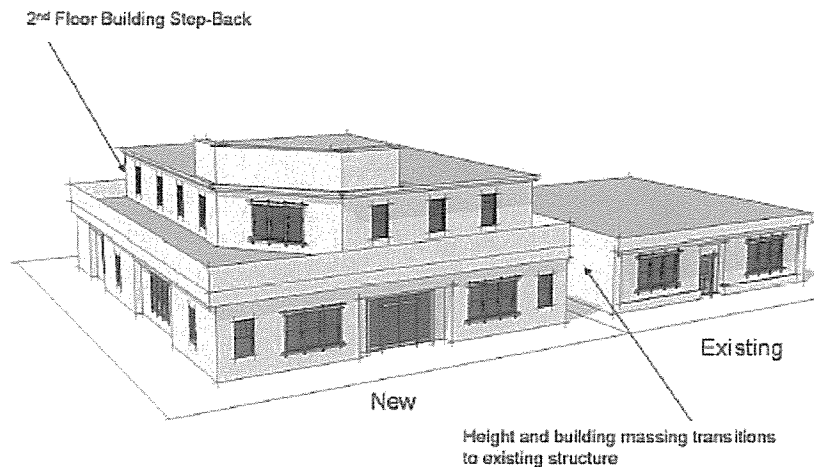
2. Automobile and truck sales and mobile home, RV, boat and trailer sales or rental;
3. Building landscape material/lumber yard;
4. Laboratory;
5. Indoor gun range;
6. Commercial stables or riding academy;
7. Motels;
8. Food processing/wholesale;
9. Mini-warehouse; and
10. Truck rentals.

The following principal uses shall be permitted by right:

1. Restaurant with Alcohol Service.
2. Restaurant without Alcohol Service.

The following principal uses shall be permitted with a Special Use Permit:

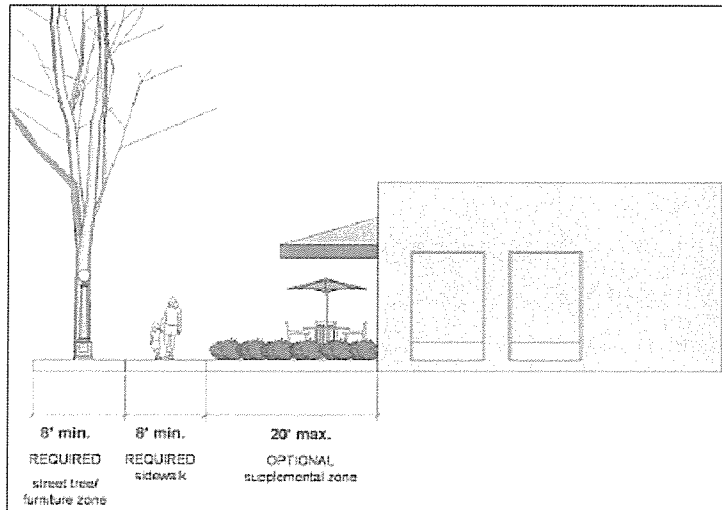
1. Drive-through facility.
  2. Convenience store.
- c. Maximum building height. Maximum building height shall be three stories or 45 feet.
  - d. Maximum building footprint. The maximum footprint for a single-use commercial building shall be 30,000 square feet.
  - e. Building placement. Buildings shall be "built to" the back of the sidewalk or the supplemental zone (if one is approved) as described in subsection j. "Supplemental Zone."
  - f. Building massing and form. New developments that are significantly larger than adjacent existing development in terms of their height and/or mass, as determined by the administrator, shall provide a development transition using an appropriate combination of the following techniques:
    1. Wrapping the ground floor with a building element or integrated architectural feature (e.g., pedestrian arcade) that is the same height as the adjacent structure; or
    2. Graduating building height and mass in the form of building step-backs or other techniques so that new structures have a comparable scale with existing lots (Figure 18.08-39); and
    3. Orienting porches, balconies, and other outdoor gathering areas away from the shared property line to protect the privacy of adjacent residents where applicable.



**Figure 18.08-39: Use of graduated height and mass - Establishes a transition between new development and existing development.**

- g. Building transparency. **General:** A minimum percentage of the total area of each ground floor building façade which faces a street, plaza, park, or other public space, shall be comprised of transparent window openings to allow views of interior spaces and merchandise, to enhance the safety of public spaces by providing direct visibility to the street, and to create a more inviting environment for pedestrians. Minimum percentages vary according to use as follows:
1. Wells Avenue:
    - *Non-Residential and Mixed Uses:* Forty percent minimum
    - *Residential Uses:* Twenty-five percent minimum.
  2. Non-Wells Avenue:
    - *Non-Residential Uses:* Thirty-five percent minimum.
    - *Residential Uses:* Twenty percent minimum.
  3. Measuring transparency: For the purposes of the above standard, all percentages shall be measured using elevation views of the building plan and "ground floor" shall be measured from floor plate to floor plate (Ground floor heights are assumed to be a minimum of ten feet).
  4. Ground floor windows: The following standards shall apply to all ground floor windows:
    - *Non-residential uses:* Glazing on all ground floor windows shall be transparent.
    - *Residential uses:* Glazing on ground floor windows shall be transparent to allow views into common hallways, foyers, or entryways, but may be translucent or opaque when necessary to protect the privacy of ground-floor spaces used for dwelling purposes.
    - Black or mirrored glass is prohibited.

- h. **Street Tree/Furniture Zone.** A continuous street tree/furniture zone a minimum of eight feet in width shall be provided adjacent to the curb (Figure 18.08-40). Street trees shall be provided in accordance with Section 18.12.1204. In addition, the zone is intended for the placement of street furniture, street lights, waste receptacles, fire hydrants, traffic signs, newspaper vending boxes, bus shelters, bicycle racks, public utility equipment, and similar site elements.



**Figure 18.08-40: Relationship between street tree/furniture zone, sidewalk, and optional supplemental zone.**

- i. **Sidewalks.** A continuous sidewalk shall be provided adjacent to the Street Tree/Furniture Zone that is a minimum of eight feet in width. The sidewalk shall remain unobstructed by any permanent or nonpermanent element for a minimum width and height of eight feet.
- j. **Supplemental Zone (optional).** A supplemental zone may be provided at the option of the applicant between the street-facing façade line and the required clear zone. Supplemental zones shall be a maximum of 20 feet in width. The following elements may be located within a supplemental zone:
1. Accessory outdoor dining, provided that the dining area is separated from the sidewalk by planters, shrubs, or ornamental metal fencing with a maximum height of 42 inches;
  2. Landscaping;
  3. Plazas, urban parks, or other outdoor gathering spaces;
  4. Incidental display and sales; and
  5. Terraces provided they have a maximum finished floor height of 24 inches above the sidewalk grade and shall be surrounded by a guardrail that meets city specifications.
- k. **Spillover lighting.**
1. **Lighting standard:** Lighting from a non-residential or mixed-use property shall not create greater than 0.50 foot candle of spillover light at an adjacent residentially zoned property line.

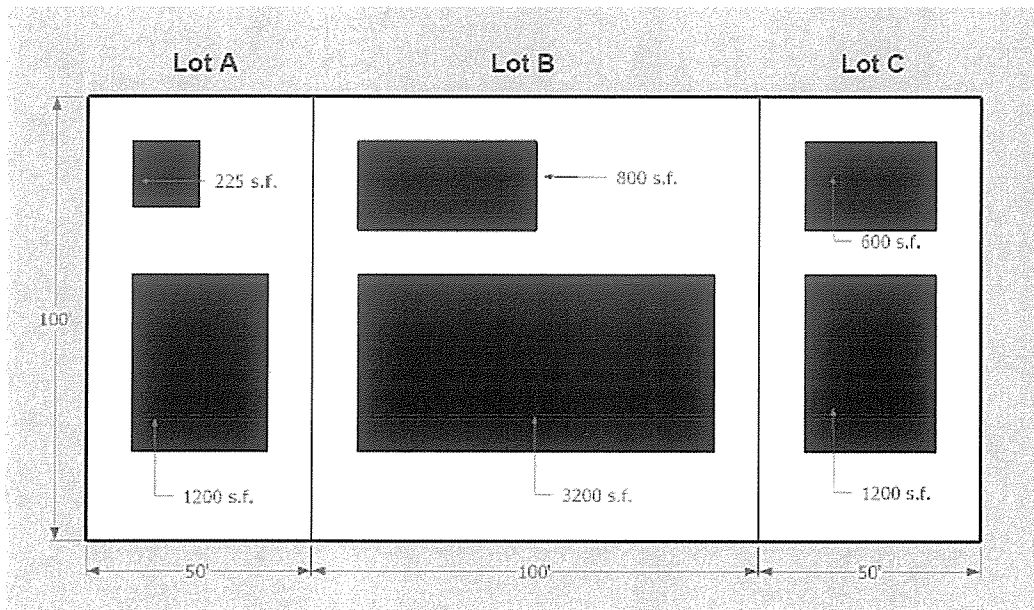
2. Redirecting/screening of light sources: All sources of light, including security lighting, illuminated signs, vehicular headlights and other sources shall be directed away from adjacent residentially-zoned properties or screened so that the light level stated in standard i. (above) is not exceeded.
  3. Height of light sources: Light fixtures and standards shall not exceed 20 feet in height.
- l. Pedestrian amenities.
    1. Pedestrian amenities required: A minimum of 25 percent of the required landscaped area of the site shall be devoted to pedestrian amenities that are visible and accessible from Wells Avenue.
    2. Approved pedestrian amenities: Pedestrian amenities used to satisfy the above standards shall include three or more of the following:
      - Benches or seating areas;
      - Raised landscape planters;
      - Decorative trash receptacles;
      - Historic markers as provided in accordance with a property's acceptance on a local, State, or National historic register;
      - Outdoor dining area;
      - Shade structures;
      - Public art (e.g., sculptures, murals, water elements, carvings, frescos, mosaics, and mobiles);
      - Decorative transit shelters as approved by RTC and the city; or
      - Similar features to the satisfaction of the zoning administrator.
    3. Location of pedestrian amenities: Pedestrian amenities shall be located in the supplemental zone (if one is provided) or within the Street Tree/Furniture Zone, as appropriate.
  - m. Signage.
    1. Materials.
      - Signs shall be constructed of durable materials that are compatible with the building that they serve. The use of cardboard, fabric, scrap wood, and other non-durable materials is prohibited.



**Figure 18.08-41: Range of preferred signage types.**

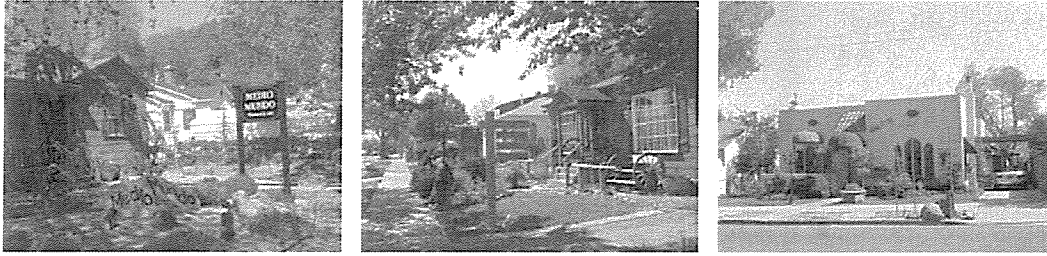
2. Prohibited signs: The following signs shall be prohibited:
    - Temporary hand-painted or hand-written signs; and
    - Reader board, electronic reader board and video display signs.
  3. Preferred signage types (Figure 18.08-41).
    - All sign design shall be complimentary to the style of the building on which it is placed and be an integral part of the building façade and shall be oriented to pedestrians with legible and easy to read messages.
    - The creative use of symbols or other images indicative of the use contained within the building in the design of signs is strongly encouraged.
    - The use of permanent window signs or hanging signs is encouraged to reinforce the pedestrian-oriented scale of the Wells Avenue Corridor. Window signs shall not exceed ten percent of the window area. Hanging signs shall not exceed 24 inches in height and three feet in length. All signs projecting from the building shall not exceed six square feet and shall be located between eight and 12 feet in height.
  4. Number of signage types.
    - No more than two distinct signage types (e.g., window sign and a hanging sign) shall be permitted per single tenant building.
- (8) WANP - Mixed-Residential (MUR) Land Use Designation.
- a. Applicability. The following standards shall only apply to parcels designated as MUR on the Land Use Framework map contained within the Wells Avenue Neighborhood Plan, with the exception of those designated as Public Facility. The character of the MUR is currently defined by a mix of retail shops, offices, and single-family homes. Single-family homes have been converted to non-residential uses over time, contributing to the quaint, residential character of this area. Design standards are intended to reinforce the distinction between the MUR area and the more commercial character of the WA-MU area.
  - b. Prohibited uses. The following uses are prohibited within the MUR area:
    1. Auto repair garage/paint and body shop;

2. Automobile, truck, mobile home, RV, boat, and trailer sales and/or rental;
  3. Building landscape material/lumber yard;
  4. Laboratory;
  5. Drive-through facility;
  6. Indoor gun range;
  7. Commercial stables or riding academy;
  8. Tennis courts;
  9. Motels;
  10. Food processing/wholesale; and
  11. Mini-warehouse.
- d. Maximum building coverage.
1. Maximum allowable building coverage shall be 40 percent (Figure 18.08-42).
  2. Maximum building coverage may be increased to 60 percent if height is limited to 35 feet.



**Figure 18.08-42: Three alternative lot configurations that comply with the Maximum Building Coverage of 40%—Lot A illustrates a single-family home with a detached rear garage; Lot B illustrates a multi-family/office/retail building on a combined lot with a shared rear garage; Lot C illustrates a single-family home or office/retail business with an alley home incorporated in the rear yard.**





**Figure 18.08-43: Preferred signage types along Vassar.**

**Building Height:**

Maximum building height shall be three stories or 45 feet.

**e. Signs.**

**1. General.**

- Signs shall be designed to reflect the residential scale and appearance of the Mixed-Use Residential area (Figure 18.08-43).
- The creative use of symbols or other images indicative of the use contained within the building in the design of signs is strongly encouraged.

**2. Materials.**

- Signs shall be constructed of durable materials that are compatible with the building that they serve. The use of cardboard, fabric, scrap wood, and other non-durable materials is prohibited.

**3. Prohibited signs. The following signs shall be prohibited:**

- Temporary hand-painted or hand-written signs;
- Reader board, electronic reader board and video display signs; and
- Internally lit cabinet signs (individual letters and symbols on a sign may be internally lit.)

**4. Maximum height.**

- The maximum freestanding sign height shall be six feet.

**(g) Reserved.**

**(h) CCAN Country Club Acres Neighborhood Planning Area Overlay District.**

**(1) Applicability:** This zoning district's standards shall apply to properties located within the Country Club Acres Neighborhood Plan.

**(2) CCAN/RD Country Club Acres Neighborhood Plan/Residential District.**

**a. Land uses.**

**1. The following land uses shall be prohibited:**

- i. Accessory Dwelling Units;**

- ii. Mini-Warehouse;
- iii. Mobile Home Subdivisions;
- iv. Multi-Family;
- v. Single Family, attached Condominium/Townhouse; and
- vi. Single Family, Zero Lot Line.

b. Setback requirements. In addition to those setback requirements contained in the Reno Municipal Code Title 18, the following shall prevail:

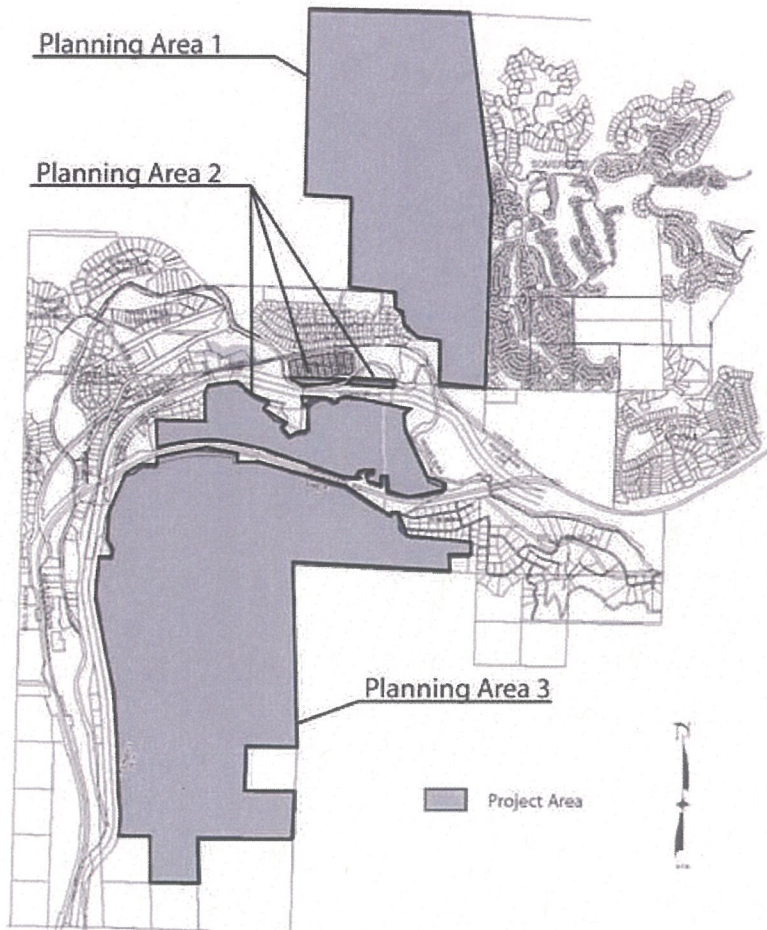
- 1. Maximum building coverage is 40 percent, which includes the primary residential structure and all detached structures.

(i) Mortensen-Garson Overlay District.

- (1) Applicability. The MGOB encompasses the plan areas as defined in the Western Gateway Regional Center Plan and the Mortensen-Garson Neighborhood Plan on approximately 2,723.9 acres as illustrated in Table 18.08-46 and Figure 18.08-44.

TABLE 18.08-46 PARCEL DATA

APN's	Total Acreage		APN's	Total Acreage
038-090-34	±563.29 ac		038-190-14	±491.69 ac
038-090-61				
			038-200-05	
038-100-12			038-200-11	
038-100-19				
038-100-26			038-260-15	
038-100-27				
038-120-03				
038-120-08			038-010-05	±999.78 ac
038-120-10				
038-120-12			038-100-10	
038-120-13			038-100-11	
038-120-14				
			038-830-02	
038-132-25				
038-430-02				
038-430-03				
038-430-04			038-030-10	±669.23 ac
038-430-20				
038-430-21			038-120-04	
038-430-22				
038-430-24			038-190-37	
038-430-28				



**FIGURE 18.08-44: VICINITY MAP**

- (2) Uses. Uses permitted within each zoning district shall be those identified in Reno Municipal Code with the exception of the following uses which shall be prohibited:
- a. Auto repair garage, paint and body shop (does not include quick lube or vehicle maintenance associated with service station);
  - b. Single room occupancy;
  - c. Adult business;
  - d. Towing and impound yard;
  - e. Blood plasma donor center
  - f. Outdoor manufacturing, processing, assembly or fabrication;
  - g. Outdoor storage;
  - h. Salvage or reclamation products (indoors);
  - i. Tattoo parlor, body painting and similar uses;
  - j. Laundry, self service;
  - k. Theaters (in AC and IC only - allowed in HC);

- l. Crematoriums; or
  - m. Billboards
- (3) Land Use Plan. Zoning for the plan area was developed in the Mortensen-Garson Development Standards Handbook and adopted into Reno Municipal Code as base zoning established on parameters outlined in Tables 18.08.47 and 18.08.48. Adjustments to the total numbers and types of development allocated to each planning area may only be made as allowed in Section 18.08.406(h)(15) entitled "Administration/Amendments."

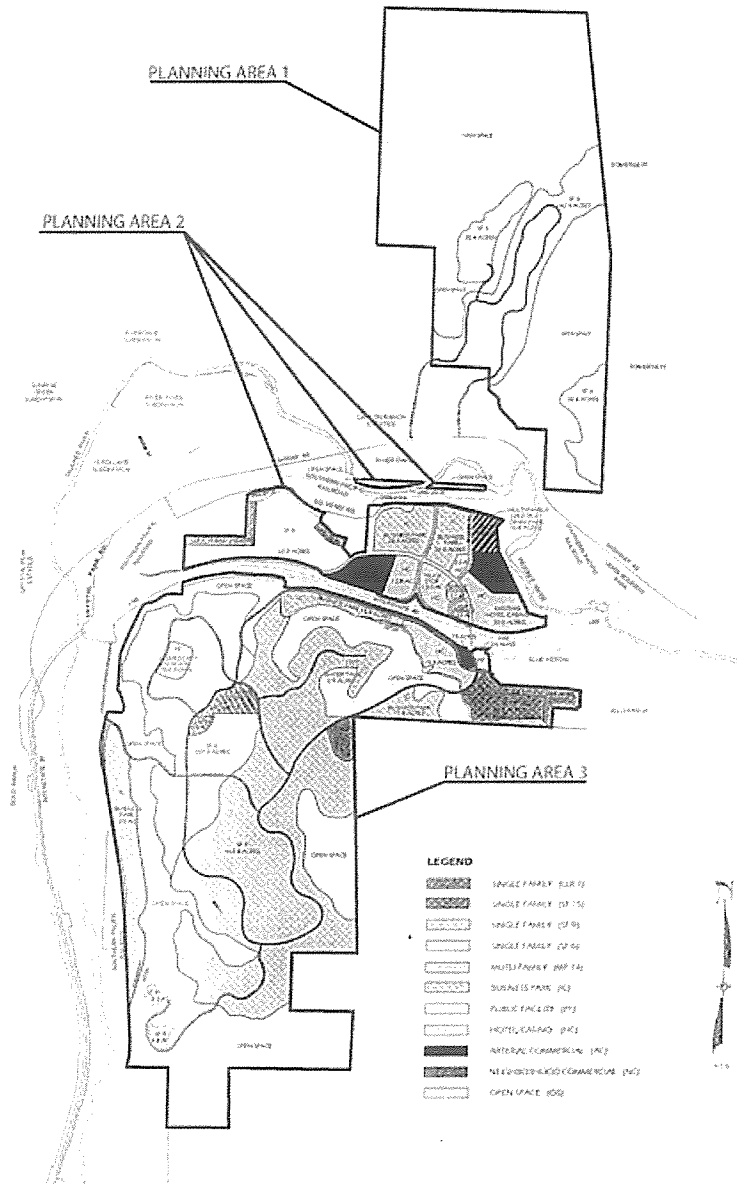
TABLE 18.08.47 DEVELOPMENT POTENTIAL BY LAND USE DESIGNATION

Designation	Abbreviation	Acreage
Large Lot Residential	LLR1	±31
Single-family Residential (15,000 sq. ft.)	SF15	±26
Single-family Residential (9,000 sq. ft.)	SF9	±473
Single-family Residential (6,000 sq. ft.)	SF6	±523
Multifamily (14 units per acre)	MF14	±13
Industrial Commercial	IC	±152
Public Facility	PF	±14
Hotel Casino	HC	±78
Arterial Commercial	AC	±51
Neighborhood Commercial	NC	±15
Open Space	OS	±1,344

TABLE 18.08.48 RESIDENTIAL DEVELOPMENT POTENTIAL BY PLANNING AREA

Planning Area	Residential Land Use Designation	Dwelling Units
Planning Area 1	Single-family (SF6)	676 units
Planning Area 2	Single-family (LLR1)	13 units
	Single-family (SF6)	270 units
	Multifamily (MF14)	242 units
Planning Area 3	Single-family (LLR1)	14 units
	Single-family (SF15)	76 units
	Single-family (SF9)	943 units
	Single-family (SF6)	594 units
	Multifamily (MF14)	172 units

FIGURE I-2 LAND USE PLAN



- (4) Traffic studies. Each development application will include a traffic analysis identifying the roadway improvements necessitated by that particular development. This will assure that improvements are planned to coincide with the need to maintain level of service C, with the exception of freeways and freeway ramps.
  - a. Trip reduction. In order to facilitate trip reduction, a park and ride facility will be provided when determined feasible by the City of Reno and Regional Transportation Commission (RTC). Such a facility will be placed at the southern end of the employment center located south of I-80. RTC has indicated that 50

parking spaces will be adequate for this facility. An area of approximately 6,000 square feet should accommodate this facility.

A temporary parking area will be provided prior to construction of the fire station at this location. With construction of the fire station, a permanent parking area will be provided if warranted.

- b. Connection to Somerset. Access from Planning Area 1 to the east (i.e. Somerset) shall be limited to emergency access only. In no way shall this preclude pedestrian or bicycle access.
- c. Traffic studies for individual projects shall evaluate the cumulative impacts of development.
- d. Traffic studies for Planning Area 1 will include an assessment of impacts to the on-ramp for the Highway 40/I-80 interchange.

(5) Hillside Development.

- a. Purpose. The purpose of this subsection is to regulate hillsides in a manner different from regulation of flat terrain. This subsection establishes provisions for developing, preserving and protecting hillsides and ridgelines with the intent of protecting the public health, safety and welfare by:
  - 1. Minimizing use of slopes subject to instability, erosion, landslide, flood hazards or drainage problems;
  - 2. Minimizing the careless alteration of and disruption to the natural topography and landscape;
  - 3. Providing safe and adequate vehicular and pedestrian access to and within hillside areas, including emergency access;
  - 4. Establishing stormwater runoff and erosion control techniques to minimize adverse water quality impacts resulting from non-point runoff;
  - 5. Encouraging innovative grading techniques and building design which respond to the hillside terrain and natural contours of the land;
  - 6. Minimizing impacts on existing trees and vegetation which reduce erosion, stabilize steep hillsides, enhance visual quality, protect water quality and preserve critical water-shed recharge areas;
  - 7. Encouraging the transfer of density to avoid hazardous areas and to protect environmentally sensitive and open space areas; and
  - 8. Minimizing impacts on prominent ridgelines, significant viewsheds, canyons and visually prominent rock outcroppings which reflect the visual value and scenic character of hillside areas.
- b. Applicability. The provisions set forth in this subsection shall apply as follows:
  - 1. Hillside and Ridgeline Development. This article applies to all new development that requires tentative maps or special use permits by the City of Reno and containing slopes in excess of 15 percent or greater on 20 percent or more of the site.

- c. Application requirements and procedures. In place of the application requirements found in the Hillside Development article of Reno Development Code, the following submittals shall be required for all hillside development:
1. Site analysis. A site analysis, prepared by a qualified engineer, planner, landscape architect or architect shall be submitted. This analysis shall provide the basis for assessing the opportunities and constraints of the site for development and shall be in the form of a design standards handbook incorporating both textual and graphical representations of the requested action. At a minimum, a site analysis shall indicate:
    - i. Major topographic conditions including ridgelines, ravines canyons and knolls;
    - ii. Preliminary geological conditions including major rock outcroppings, slide areas and areas underlain with faults that have been active during the Holocene epoch of geological time;
    - iii. Preliminary soil conditions including soil type, expansiveness, slumping, erodibility and permeability;
    - iv. Significant surface hydrological conditions including natural drainage courses, perennial streams, floodplains, wetlands and ponding area;
    - v. The location and types of significant vegetation including known rare and endangered plant species and general plant communities;
    - vi. Habitat areas for rare or endangered animal species;
    - vii. Preliminary viewshed analysis including cross sections of views to and from the development site from all major roadways within one mile of the project site, and from major focal points on the project site;
    - viii. How the development responds to the unique conditions of the hillside and;
    - ix. A slope analysis, submitted on a topographic map with contour intervals of at least five feet for planning purposes. This analysis shall indicate the location and amount of land included within the following slope categories, tabulated in acres;  
  
0--15 percent  
15--20 percent  
20--25 percent;  
25--30 percent; and  
Greater than 30 percent.
  2. Developable area map. A developable area map, prepared pursuant to the following subsection entitled "Determination of Developable Area."

3. Constraint and mitigation analysis. A detailed analysis of how the identified constraints will be mitigated and incorporated into the project's design.
  4. Detailed contour analysis. A topographic map with more or less detailed contour intervals may be required by the zoning administrator for design purposes.
- d. Determination of developable area. To determine the location and amount of land suitable to support development, a developable area analysis is required on a hillside property.
1. Purpose. The purpose of identifying the developable area of a hillside is to designate those areas suited for development and construction as evidenced by soils, geotechnical, biological and hydrological investigations and studies. A developable area analysis is required to ensure that the proposed project complies with the intent, standards and requirements of the MGOD.
  2. Developable area map. The developable area analysis shall be in the form of a developable area map; shall be drawn at a scale appropriate to the project; shall identify the location and amount of total land area suitable for development pursuant to the standards outlined in "Determination of Developable Area" (below); and shall be prepared by a qualified engineer, planner, landscape architect or architect.
  3. Determination of developable area. Areas considered less suitable for development include:
    - i. Slopes greater than 30 percent, based on a slope analysis;
    - ii. Areas of landslides or landslide potential;
    - iii. Areas underlain with faults that have been active during the Holocene epoch of geological time;
    - iv. Habitat area of known rare or endangered plant or animal species; and
    - v. Significant streams, ravines and drainageways.
  4. Exceptions. Development shall be permitted within areas of a hillside property considered less suitable for development by the zoning administrator due to extenuating circumstances, provided the applicant can demonstrate that:
    - i. The purpose of this article will not be compromised;
    - ii. Unstable slopes proposed for development will be sufficiently stabilized;
    - iii. Areas of landslide or landslide potential proposed for development will be stabilized;
    - iv. Earthquake resistant structures will be constructed on development sites proposed on potential earthquake areas;



- v. Areas of rare and endangered animal or plant habitat proposed for development will be relocated and mitigation measures adhered to; and
  - vi. Significant ridgelines, rock outcroppings, canyon and landforms will be protected to the greatest extent possible.
- e. Protected open space areas. Any portion of a hillside development which has been deemed unsuitable for development pursuant to this subsection shall be designated as permanent open space and shall be subject to the following provisions:
  - 1. Permitted uses. Uses permitted within the permanent open space areas shall be those that are directly related to the open space function of the land, are necessary to provide community services, or are necessary for the health, safety or welfare of the public. The following uses and facilities shall be permitted in the permanent open space area:
    - i. Paved and unpaved pedestrian, equestrian and bicycle paths and trails;
    - ii. Outdoor recreational uses and facilities such as skiing, fishing, boating, swimming, horseback riding, nature observation, community parks and picnic areas;
    - iii. Roads, bridges and culverts for vehicles, pedestrians, bicyclists or equestrians used to provide access to permitted open space uses or to developable areas;
    - iv. Installations, maintenance and operation of typical utilities; and
    - v. Dams, swales, detention ponds and impoundments areas, wetlands and wetlands mitigation sites, and other structures necessary to prevent flooding and erosion and to protect water quality.
  - 2. Land restriction. A deed restriction, easement, offer of dedication, or other conveyance describing limitations placed on the permanent open space areas of the property shall be recorded concurrent with the issuance of a development permit. The restriction shall include provisions for the management and maintenance of the property. Where appropriate, open space shall be dedicated to a public agency.
- f. Site development standards. This subsection sets forth development standards to address the physical and technical conditions unique to hillside and ridgeline property within the MGOD. In case of conflict between the provisions of this subsection and those of any other portion of Reno Municipal Code, the provisions of this subsection shall prevail unless otherwise determined by the director of community development, city engineer, or designated staff from the appropriate fire protection agency.
  - 1. Building location. The following standards are intended to encourage compatibility between development and the existing hillside and vegetation character:

- i. Structures should be located on the natural slope of the land rather than on man-made pads and terraces;
  - ii. Structures should be located in such a manner so as to retain or enhance views, particularly views from public places as identified in the required viewshed analysis and individual residential dwelling units;
  - iii. Development clusters shall be permitted, where appropriate, to preserve natural features, reduce grading and impervious surface area, increase usable open space areas, and preserve views of the hillsides;
  - iv. The character and profile of the hillside should be preserved by using existing disturbed areas for building envelopes rather than undisturbed areas; and
  - v. For projects with multiple buildings, structures should be sited in staggered arrangements and height variation to minimize a "walled" effect.
2. Building design. The following standards are intended to encourage building design that is compatible to the character of hillsides and ridgelines and minimize alteration of the natural landforms:
  - i. Split-pad and stepped foundations will be used where appropriate;
  - ii. The use of decks and small patios shall be encouraged to reduce the amount of grading;
  - iii. Structures shall be designed to blend into the natural character of the hillside by reducing the visual bulk through landscaping, terraced building forms and height variations; and
  - iv. A series of smaller, visually distinct roofs, specifically pitched, gabled and hipped roofs, shall be encouraged to reflect the visual diversity of the natural hillsides.
3. Building height. Buildings shall not exceed the maximum allowable height standards established for the zoning district in which the structure is located.
4. Yards. The following standards are intended to ensure sloped yards are adequately maintained by the dwelling unit physically and visually accessing them:
  - i. Cut or fill slopes should be designed such that they are visible from the residence on the property in which they are located. This will encourage property owners to stabilize, maintain and treat slopes to prevent erosion.
  - ii. Slopes adjacent to a roadway should be designed and maintained in a uniform manner.
  - iii. To promote creative site planning design, residential yard requirements and building placement standards may be reduced

by the zoning administrator with a tentative map or special use permit provided the applicant can demonstrate that the reduction:

- Does not diminish solar access to the primary living space or yard area of an adjoining residence;
- Does not block views from adjoining lots and streets beyond that which would have occurred without the reduced yard allowance; and
- Is consistent with the natural hillside character.

5. Parking and sidewalks. The following standards are intended to ensure safe and adequate access to residential hillside development areas and to minimize the width of hillside roadways where feasible and as appropriate:
  - i. On lots fronting a street with on-street parking prohibited on both sides of the street, one additional off-street parking space shall be provided per unit;
  - ii. The width of a driveway at curb cut shall not exceed 24 feet, and the distance between two or more curb cuts on the same property shall be at least 20 feet;
  - iii. To reduce the number of curb cuts, amount of grading impervious surface area, and site disturbance, use of common driveways shall be encouraged by the zoning administrator, provided that a common easement maintenance agreement is secured; and
  - iv. Tandem parking may be permitted by the zoning administrator provided that the applicant can demonstrate that such configuration will reduce the amount of grading.
6. Lot configuration. The following standards are intended to ensure platting of new lots which reflect the natural character of hillside properties:
  - i. Stable and sufficiently usable areas of land for development shall be provided for each lot;
  - ii. Building envelopes, disturbed areas and areas to remain undisturbed for each created lot shall be shown on the tentative and final maps;
  - iii. Reasonably safe and adequate access from public streets without requiring massive grading or substantial vegetation removal shall be required for each created lot; and
  - iv. Lot patterns which offer a variety of configurations shall be encouraged.
7. Fences and walls. The following standards are intended to minimize the visual effect of excessive fencing and retaining walls in hillside and ridgeline development:

- i. Multiple retaining walls shall be separated horizontally by a distance equal to at least the height of the lower retaining wall and include appropriate landscaping between walls (see also the Community Design subsection standards below), and;
  - ii. A series of smaller retaining walls shall be encouraged rather than one large, uninterrupted wall.
- 8. Significant natural features. Significant natural features shall be protected and preserved where appropriate and feasible including, but not limited to, ridgelines, canyons, ravines, streams and creeks, natural drainages and rock outcroppings.
- 9. Open space and recreational trails. Open space areas and recreational trails provided as part of a hillside development shall be consistent with Figure 18.08-48.
- g. Grading and drainage standards. This section sets forth development standards for grading of hillside and ridgeline properties.
  - 1. Grading. These grading standards are applicable to hillside and ridgeline development only if a special use permit for grading is required pursuant to Reno Municipal Code. The following standards are intended to preserve natural topographic features, foster resource preservation and minimize degradation of the visual character of hillsides:
    - i. Grading shall relate to the natural topography with the natural topography maintained to the greatest extent possible. Mass grading in areas of 30 percent or greater slope shall be avoided unless associated with necessary access, utilities or is in an isolated area not a part of a larger hillside, or significant ridgeline;
    - ii. Where alteration to the natural topography is necessary, graded slopes shall be contoured to provide a smooth and gradual transition of grading and natural slopes, while maintaining the basic character of the terrain;
    - iii. Standard pad grading or terracing which results in grading outside the building footprint and access area shall be discouraged;
    - iv. Grading of knolls, ridgelines or toes of slopes shall be rounded to conform with the natural grades and to provide a smooth transition to the natural slope;
    - v. Grading shall create varying gradients in order to avoid a "manufactured" appearance;
    - vi. Grading in environmentally sensitive habitat areas shall occur only when necessary to protect, maintain, enhance or restore the habitat; and
    - vii. A slope stability and scarring mitigation plan, certificated by the project engineer, shall be reviewed and approved by the zoning administrator prior to initiation of grading.

2. Drainage and erosion control. All hillside development shall satisfy current Reno Municipal Code for drainage and erosion control.
- h. Vegetation preservation and restoration standards. This section sets forth development standards to ensure maximum preservation and restoration of existing trees and vegetation on hillsides and ridgelines, reduce damage from sediment and runoff, improve wildlife habitat, and retain the desirable qualities of hillsides.
1. Existing native trees and vegetation. Existing native trees and vegetation shall be retained and integrated into the site development plan to the maximum extent feasible so as to maintain the natural surface drainage system, protect and preserve ecological communities, and enhance the natural scenic and visual quality.
  2. Disturbed areas. Where existing trees or plants have been removed from hillside or ridgeline properties, the following standards shall apply;
    - i. Existing vegetation shall not be destroyed, removed or disturbed more than 15 days before grading is scheduled to begin; and
    - ii. All graded or disturbed area, exposed slopes and areas of soil or land form disturbance not designated for development shall be revegetated and replanted immediately after grading in order to mitigate adverse visual impacts, improve soil conditions, minimize erosion and stabilize necessary cut and fill slopes with plant roots.
- i. Street standards. This subsection sets forth development standards to ensure streets and roadways are adequate for serving the unique conditions of hillside areas.
1. Applicability. Street standards for hillside and ridgeline properties shall be subject to the provisions of Reno Municipal Code, and be in accordance with a detailed geotechnical engineering investigation that provides recommendations for the following:
    - i. Design of cut and fill slopes;
    - ii. Design of roadway drainage systems;
    - iii. Protection of slopes from erosion;
    - iv. Pavement and structural design; and
    - v. Construction procedures and methods to be used during site grading and roadway construction.
  2. Standards waiver. The street standards in Reno Municipal Code, Street Design Standards, may be modified for hillside development if the geotechnical investigation indicates that other roadway cross sections are more suitable for the proposed development. Any modifications to the standards must be designed in accordance with Reno Municipal Codes and to the satisfaction of the zoning administrator, city engineer and staff from the appropriate fire protection agency.

- j. Fire safety standards. This section sets forth development standards to minimize the potential of fire spread and ensure fire safety to hillside areas through the provision of adequate water supply and sources, fuel breaks and fire-resistant landscaping.
  - 1. Water provisions. The applicant shall demonstrate that adequate fire line water supply, flow and pressure are available and consistent with standards established by the appropriate fire protection agency, and that all applicable fire hydrant requirements have been fulfilled.
  - 2. Building materials. Fire retardant roofing and decking shall be required.
  - 3. Fuel breaks. Fuel breaks shall be provided to reduce the risk of spread of wildfire and the opportunity of ignition, and to assure emergency access to the hillside development. The fuel breaks shall be established around all buildings and community facilities, and at appropriate intervals and locations within a hillside development in order to provide safer access for fire fighting and to reduce the rate of fire spread, as follows:
    - i. The perimeter of all buildings shall be cleared of underbrush and excess vegetation;
    - ii. Lot size and building placement shall allow adequate clearance of hazardous flammable vegetation; and
    - iii. Fuel breaks shall allow safe access for fire-fighting personnel and equipment.
  - 4. Fire-resistant planting. In high-risk fire areas, the following standards shall apply:
    - i. Existing fire-resistant and fire-retardant plants shall be retained where feasible;
    - ii. The use of fire-resistant and fire-retardant plants shall be encouraged, and the use of highly flammable plants shall be prohibited;
    - iii. New trees shall be planted at least 15 feet from existing and proposed structures. Where this setback is infeasible due to yard requirements or other physical constraints, the use of fire-resistant trees shall be required;
    - iv. Trees shall be pruned such that no dead branches or foliage extend lower than six feet above finished grade within ten feet of a chimney; and
    - v. Yard areas shall be regularly maintained to remove excessive dry wood, debris, weeds and other highly flammable materials.

(6) Significant hydrologic resources.

- a. Purpose. The purpose of this subsection, Significant Hydrologic Resources, is to regulate development activity within and adjacent to perennial streams to ensure that these resources are protected and enhanced. This subsection establishes standards for use of land in "critical stream zone buffer areas" and "sensitive stream zone buffer

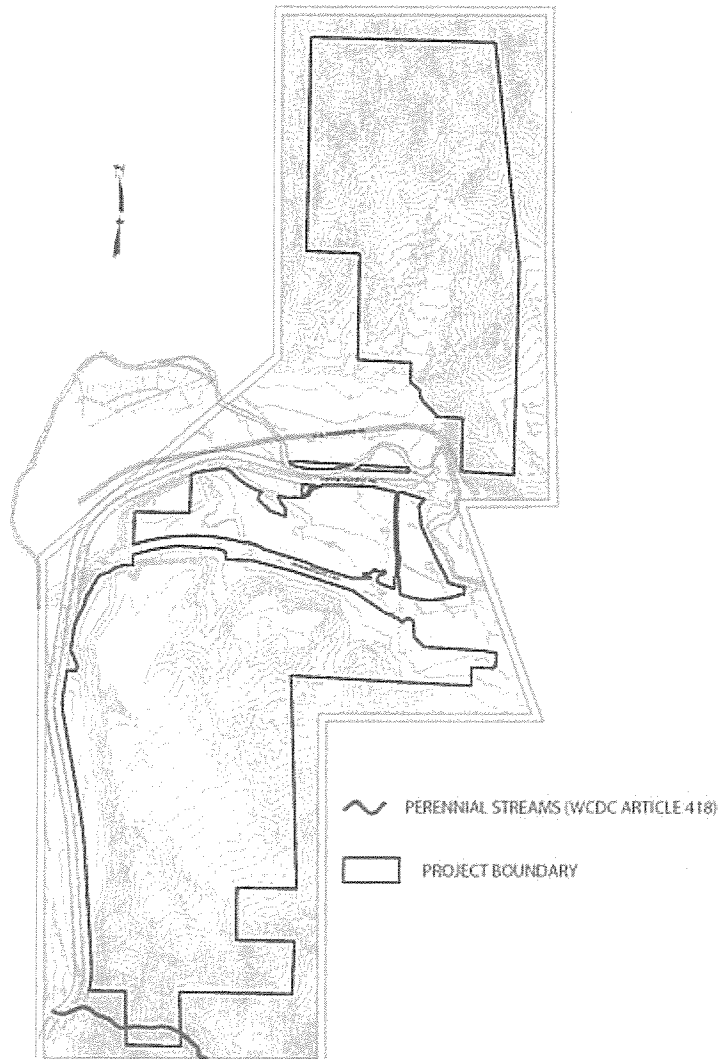
areas" preserving and protecting perennial streams to implement a policy of "no net loss" of significant hydrological resource size, function and value. The purpose of requiring perennial stream buffer areas is to recognize that many uses directly adjacent to a hydrologic resource may compromise the integrity of the resource through various negative features endemic to the specific use. Negative activities in the buffer areas may impact the quality or quantity of the existing hydrology, soil characteristics, vegetation communities or topography thereby jeopardizing the resource's functions. The intent of these regulations is to protect the public health, safety and welfare by:

1. Preserving, protecting and restoring the natural functions of existing perennial streams in Washoe County;
2. Reducing the need for the expenditure of public funds to remedy or avoid flood hazards, erosion, or other situations caused by inappropriate alterations of streams;
3. Ensuring the natural flood control functions of perennial streams including, but not limited to, stormwater retention and slow-release detention capabilities are maintained;
4. Ensuring stormwater runoff and erosion control techniques are utilized to stabilize existing stream banks, reduce downstream sediment loading, and ensure the safety of people and property;
5. Ensuring the natural water quality functions of perennial streams including, but not limited to, pollution filtering, groundwater recharge, nutrient storage, nutrient recycling capabilities, and sediment filtering capabilities are not impacted by existing and proposed developments;
6. Encouraging common open space to avail hazardous or environmentally sensitive areas, protect important habitat and open space areas, and minimize impacts on groundwater recharge areas;
7. Establishing buffer areas around all significant hydrological resource areas to ensure the resource is not jeopardized or degraded by adjacent offsite development activity;
8. Ensuring a no net loss of value, acreage and function of each different significant hydrological resources is adhered to; and
9. Identifying, establishing and managing perennial streams as mitigation sites for destroyed or degraded hydrological resources.

b. Applicability. The provisions set forth in this subsection shall apply as follows:

1. Area of applicability: The provisions of this subsection shall apply to the properties identified on Figure 18.08-45, Significant Hydrologic Resources. All new development that requires permitting or review by the city shall be reviewed for compliance with the significant hydrologic resource standards contained herein.

**FIGURE 18.08-45 SIGNIFICANT HYDROLOGIC RESOURCES**



2. Relationship to other restrictions. The requirements established in this subsection are not intended to repeal, abrogate, supersede or impair any existing federal, state or local law, easement, covenant or deed restriction. However, if this article imposes greater or more stringent restrictions, the provisions of this article shall prevail. Specifically, if an applicant also acquires authorization under Section 404 of the Clean Water Act from the United States Army Corps of Engineers, the applicant shall meet any greater or more stringent restriction set forth in this article in addition to and independent of the restrictions of such permit.
3. Application of this article to the Truckee River. The provisions of this article do not apply for development along the Truckee River.
4. Impact on land use designations. The provisions of this subsection shall neither be used as justification for changing a land use designation nor be used to reduce the development density or intensity otherwise allowed by



the land use designation of the property, subject to the provisions and limitations of the section.

- c. Perennial streams buffer areas. Perennial stream buffer areas are established to provide adequate setbacks and land use controls to ensure water quality functions of each perennial stream are not jeopardized through development activity. To limit significant impacts adjacent to hydrological resources, two buffer areas are hereby established - the "critical stream zone buffer area" and the "sensitive stream zone buffer area". All proposals to develop uses within the critical stream zone buffer area and/or the sensitive stream zone buffer area shall submit a site plan with precise dimensions depicting the boundary line for the buffer areas.
  - 1. Critical stream zone buffer area. The critical stream zone buffer area shall be all land and water surface within 30 feet from the centerline of the perennial stream. The centerline of the stream shall be determined by either survey from a licensed surveyor or by determination of the thalweg (i.e. the line connecting points of maximum water depth) from a topographic survey, or appropriate USGS 7.5 minute topographic map covering the site.
  - 2. Sensitive stream zone buffer area. The sensitive stream zone buffer area shall be all land and water surface between the critical stream zone buffer area boundary of 30 and 150 feet from centerline or thalweg of the perennial stream.
- d. Critical stream zone buffer area development standards. All development in the critical stream zone buffer area shall be subject to the following standards:
  - 1. Allowed uses. Uses allowed within the critical stream zone buffer area are limited to those uses necessary for providing community services such as managing and conserving natural resources, and providing recreational and educational opportunities, including:
    - i. Weed control consistent with state and local laws.
    - ii. Mosquito abatement consistent with state and local laws.
    - iii. Conservation or preservation of soil, water, vegetation, fish and other wildlife habitats.
    - iv. Outdoor recreation activities such as fishing, bird watching, hiking and swimming.
    - v. Education and scientific research including, but not limited to, water quality monitoring and stream flow gauging.
    - vi. Maintenance of an existing public or private road, driveway, structure or facility, including drainage facilities, water conveyance structures, dams, fences, trails, and any public or private utility facility used to provide transportation, electric, gas, water, telephone, telecommunication, or other including individual service connections. Written notice shall be provided to the zoning administrator at least 15 days prior to the commencement of work, and all impacts to the critical stream

zone buffer area are minimized and disturbed areas are immediately restored to their natural state.

- vii. Landscape improvements and maintenance of native vegetation is allowed within an established critical stream zone buffer area including the pruning of trees and the removal of dead vegetation and debris. Ornamental landscaping that would require fertilizer or pesticide applications for growth and maintenance is not permitted within the critical stream buffer zone area.
  - viii. Landscaping area requirements in accordance with Reno Municipal Code may be satisfied by using the natural, undisturbed or restored critical stream zone buffer area to county towards the required area to be landscaped for new residential, civic, commercial, industrial or agricultural use types. Parking and loading areas on the developed portion of the site shall continue to require landscaping.
  - ix. Continuation of existing agricultural operations such as the cultivation and harvesting of hay or pasturing of livestock, or change of agricultural practices such as the relocation of an existing pasture fence, which has no greater impact on perennial stream water quality.
  - x. Perimeter fencing on a property boundary with a valid building permit pursuant to approval by the zoning administrator to ensure that obstruction to stream flows has been avoided.
2. Permitted uses requiring a planning commission approved special use permit. Subject to the regulatory zone in effect for the property establishing the uses, the following use types may be permitted in the critical stream zone buffer area pursuant to a special use permit being issued by the City of Reno according to the provisions of the Reno Municipal Code, Special Use Permits, and this subsection. Any construction in the critical stream buffer zone area will require submission of a grading plan showing compliance with applicable best management practices as defined by the City of Reno to minimize stream bank and stream bed erosion. The grading plan shall also be designed to prevent construction drainage and materials from increasing sedimentation impacts to the stream environment and to minimize impervious surfaces.
- i. Construction or enlargement of any public or private roads, driveway, structure or facility including drainage facilities, water conveyance structures, dams, trails and any public or private utility facility used to provide transportation, electric, gas, water, telephone, telecommunication or other services.
  - ii. Civic Use Types. Civic uses such as a nature center, active recreation, passive recreation and safety services use types may be permitted in the critical stream zone buffer area.
3. Prohibited uses. Due to the incompatible nature of certain uses (i.e. ground disturbance, untreated water discharge, hazardous materials,

chemical contamination, scale of use, traffic, etc.) and the potential negative impacts on the perennial stream and adjoining critical stream zone buffer area, all new construction and development uses not listed in either the allowed or permitted portions of this subsection shall not be established in the critical stream zone buffer area.

- i. Residential, civic, commercial, industrial and agricultural use types. All new residential, civic, commercial, industrial, and agricultural use types not listed as allowed or permitted uses are prohibited in the critical stream zone buffer area. Specifically prohibited industrial uses include:
    - Aggregate facilities--Permanent.
    - Aggregate facilities--Temporary.
    - Energy production.
    - General industrial--Heavy.
    - Inoperable vehicle storage.
    - Mining operations.
    - Salvage yards.
    - Wholesaling, storage and distribution--Heavy.
  - ii. Parking and ornamental landscaping. All new parking and ornamental landscaping areas to fulfill the minimum requirements for new residential, civic, commercial, industrial or agricultural use types shall be prohibited in the critical stream zone buffer area.
  - iii. Fences. In order to prevent livestock from destroying the stream bank slope, all new perpendicular-oriented fences shall be prohibited in the critical stream zone buffer area. Fencing that is parallel to the stream and is designed to keep livestock from access to the water and stream bank may be permitted after review and approval by the zoning administrator.
- e. Sensitive stream zone buffer area development standards. All development in the sensitive stream zone area shall be subject to the following standards:
1. Allowed uses. All allowed uses within the critical stream zone buffer area are also allowed in the sensitive stream zone buffer area. Additional allowed uses in the sensitive stream zone buffer area include:
    - i. Single-family, detached residential uses with the approval of a tentative map. All related accessory uses associated with the single-family residence requiring a building permit. Attached or detached accessory dwelling may also be erected within the sensitive stream zone buffer area with the approval of a tentative map. New building structures such as storage sheds and gazebos that, due to their minimum floor area, do not require a building permit may also be erected within the sensitive stream buffer area.

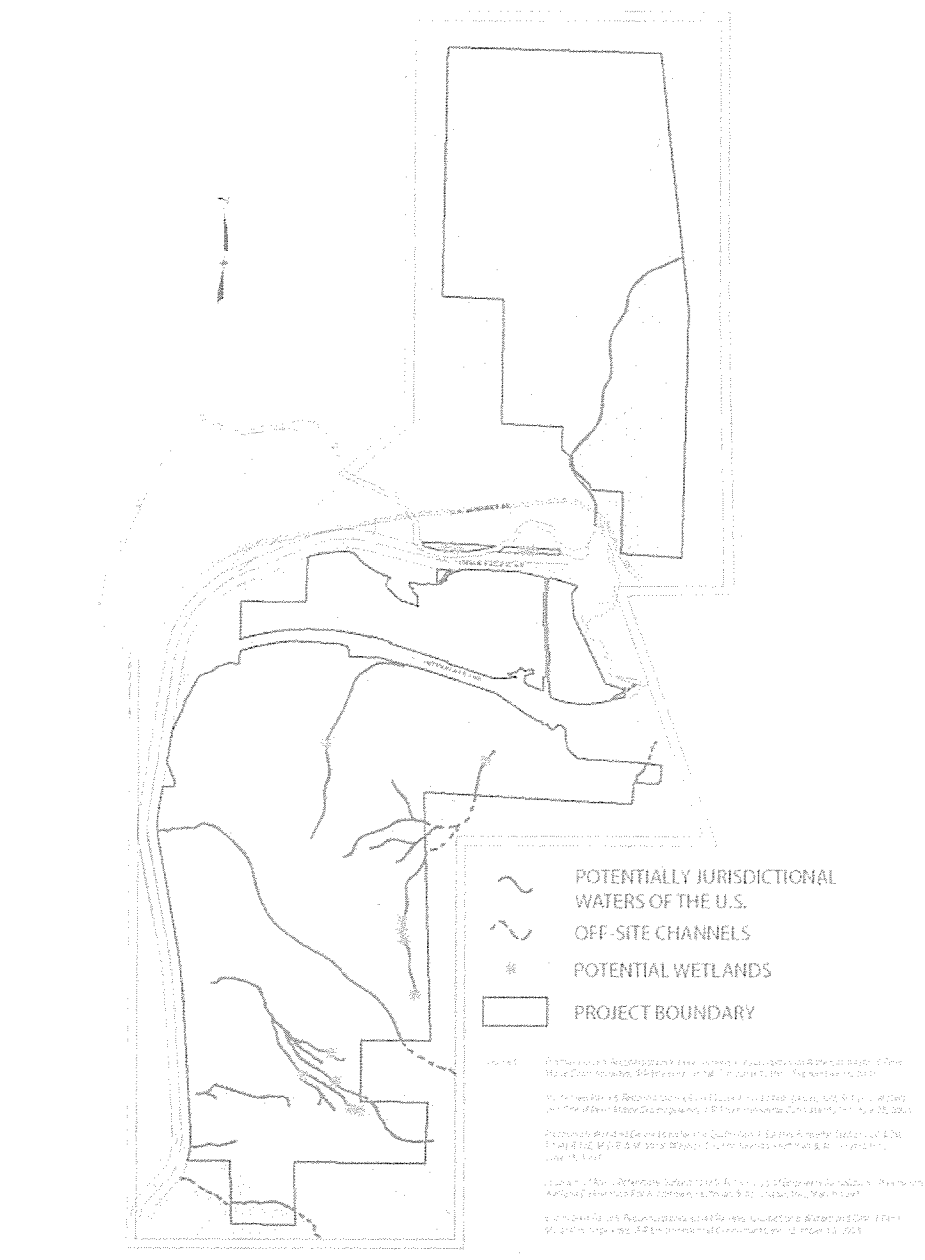
- ii. Landscaping area requirements in accordance with Reno Municipal Code, including ornamental landscape planting, may be satisfied by using the sensitive stream zone buffer area to count towards the required area to be landscaped for new residential, civic, commercial, industrial or agricultural use types. Parking and loading areas on the developed portion of the site shall continue to require landscaping.
  - iii. New fencing, constructed in accordance with Reno Municipal Code.
- 2. Permitted uses requiring a planning commission approved special use permit. Subject to the regulatory zone in effect for the property establishing the uses, all new use types may be permitted in the sensitive stream zone buffer area pursuant to a special use permit being issued by the City of Reno. The special use permit requirement is also applicable to construction or enlargement of any public or private roads, driveway, structure or facility including drainage facilities, water conveyance structures, dams, trails, and any public or private utility facility used to provide transportation, electric, gas, water, telephone, telecommunication or other services. New residential, commercial and industrial subdivisions processed with a tentative subdivision map, shall not require the concurrent processing of a special use permit, as long as the "Special Review Considerations" of this subsection (below) are addressed in the tentative subdivision map review. Any construction in the sensitive stream zone buffer area will require submission of a grading plan showing compliance with applicable best management practices as defined by the City of Reno to minimize stream bank and streambed erosion. The grading plan shall also be designed to prevent construction drainage and materials from increasing sedimentation impacts to the stream environment and to minimize impervious surfaces.
- 3. Prohibited uses. Due to the incompatible nature of certain uses (i.e. ground disturbance, untreated water discharge, hazardous materials, chemical contamination, scale of use, traffic, etc.) and the potential negative impacts on the perennial stream and adjoining sensitive stream zone buffer area, the following uses shall not be established in the sensitive stream zone buffer area;
  - i. Aggregate facilities--Permanent.
  - ii. Aggregate facilities--Temporary.
  - iii. Energy production.
  - iv. General industrial--Heavy.
  - v. Inoperable vehicle storage.
  - vi. Mining operations.
  - vii. Salvage yards.
  - viii. Wholesaling, storage and distribution--Heavy.

- f. Special review considerations. In addition to the findings required by Reno Municipal Code, Special Use Permits, prior to approving an application for development in the critical stream zone buffer area or the sensitive stream zone buffer area, the record at the planning commission shall demonstrate that the following special review considerations are addressed:
  - 1. Conservation of topsoil;
  - 2. Protection of surface water quality;
  - 3. Conservation of natural vegetation, wildlife habitats and fisheries;
  - 4. Control of erosion;
  - 5. Control of drainage and sedimentation;
  - 6. Provision for restoration of the project site to predevelopment conditions;
  - 7. Provision of a bonding program to secure performance of requirements imposed; and
  - 8. Preservation of the hydrologic resources, character of the area and other conditions as necessary;
- g. Modification of standards. Modification of standards, including interpretation of the applicability of the standards in this subsection, shall be set forth as follows:
  - 1. Appeals for errors. The city council shall hear and decide appeals when it is alleged there is an error in any requirement, decision or determination. Appeals shall be processed under the provision of Reno Municipal Code, Appeals.
  - 2. Special exceptions. The city council shall hear and decide requests for special exceptions from the requirements of this subsection. In passing upon such applications, the city council shall consider all technical evaluations and all relevant requirements, factors and standards specified in the MGOD and shall also consider the following provisions:
    - i. The potential degradation of the stream environment.
    - ii. The danger to life and property due to flooding or erosion damage.
    - iii. The loss of critical habitat.
  - 3. Issuance of special exception. Special exceptions shall only be issued when in compliance with the provisions of this section and the city council finds:
    - i. A showing of good and sufficient cause such as renovation, rehabilitation or reconstruction of the stream environment; or
    - ii. A determination that failure to grant the special exception would result in exceptional hardship to the applicant, such as deprivation of a substantial use of property and that the granting of a special exception will not result in degradation of the stream environment.

4. Extent of special exception. Special exceptions shall only be issued upon a determination that the special exception is the minimum necessary to afford relief.
  5. Conditions of special exceptions. Upon consideration of the factors set forth in this section and the purpose of this subsection, the city council may attach such conditions to the granting of special exceptions as it deems necessary to further the purpose of this article.
- h. Wetlands. Preliminary wetland delineations for the properties included in the MGOD have been prepared by JBR Environmental Consultants, Inc., and Huffman and Associates, Inc. These studies have been included in Supporting Studies Book 2, associated with the Mortensen-Garson Development Standards Handbook. Figure 18.08-46 depicts the general location and extent of potential wetlands and potential Waters of the U.S. within the project boundaries.

Each tentative map, parcel map and special use permit must show the wetlands and waters of the U.S. Wetlands within the project will be protected and mitigated according to Reno Municipal Code, Wetlands and Stream Environments. Wetlands will be avoided and retained as open space unless the location of the wetland and or the physical characteristics of the site necessitate modification of a wetland. In this instance, the wetland must be replaced at a minimum 2:1 ratio of as required by the U.S. Army Corps of Engineers, whichever is more restrictive.

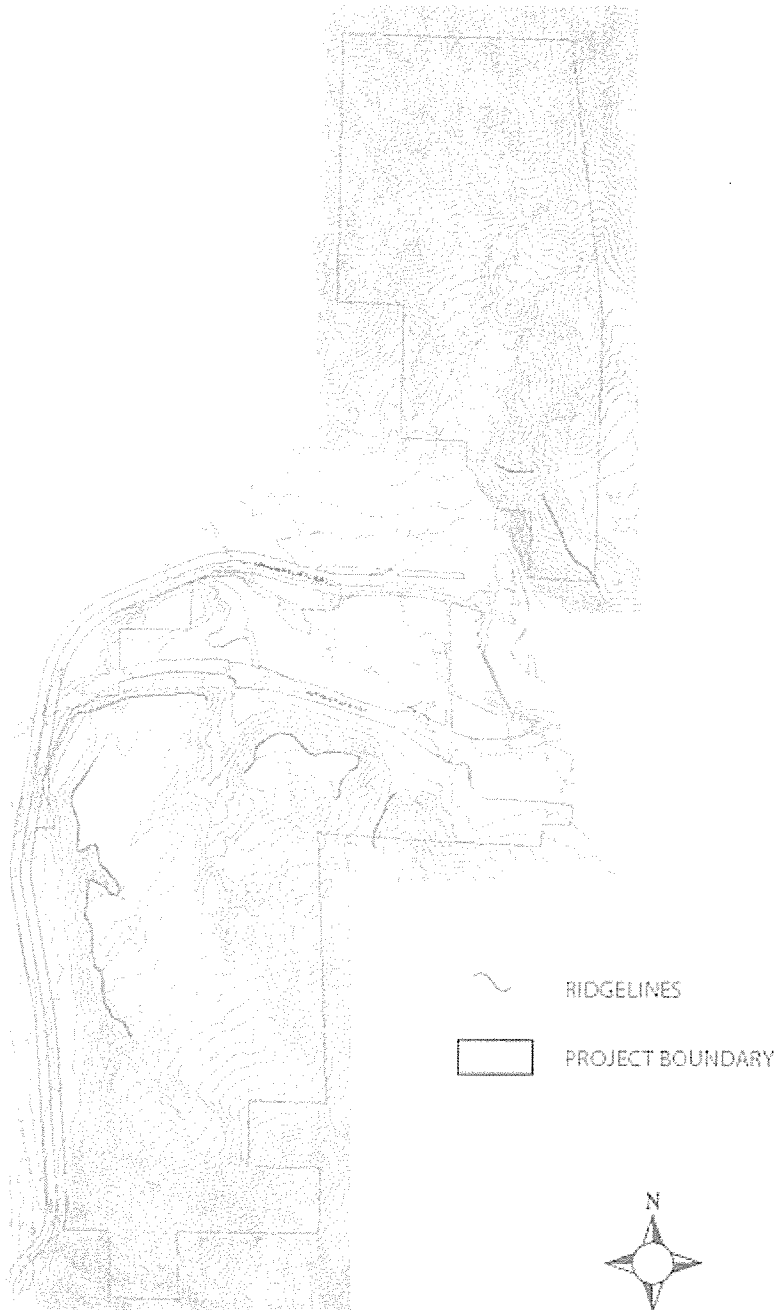
**FIGURE 18.08-46: WETLANDS MAP**



- (7) **Ridgelines.** Figure 18.08-47 defines the significant ridgelines that are found within the MGOD. Development immediately adjacent to these ridgelines shall provide the following treatments to minimize visual impact to I-80:
- Minimum structure setback of 45 feet from the ridgeline; or
  - Single story building height limitation and landscape treatments consisting of the use of existing or additional evergreen trees and shrubs for screening of structures. Landscaping shall consist of plant material that is either identical or similar to existing plant material; or

- c. Structures stepped into the hillside and landscape treatments consisting of the use of existing or additional evergreen trees and shrubs for screening of structures. Landscaping shall consist of plant material that is either identical or similar to existing plant material.

**FIGURE 18.08-47: RIDGELINES**



- (8) Edge matching. New development adjacent to the existing developments of Blue Heron, Verdi Bluffs and Canyon Ranch Estates subdivisions shall provide an edge density and lot size for edge lots equal to or less dense than the above-referenced subdivisions, or shall provide an open space buffer equal to at least one lot depth of the above-referenced



subdivisions. This standard in no event requires an edge lot size of buffer in excess of one acre in size.

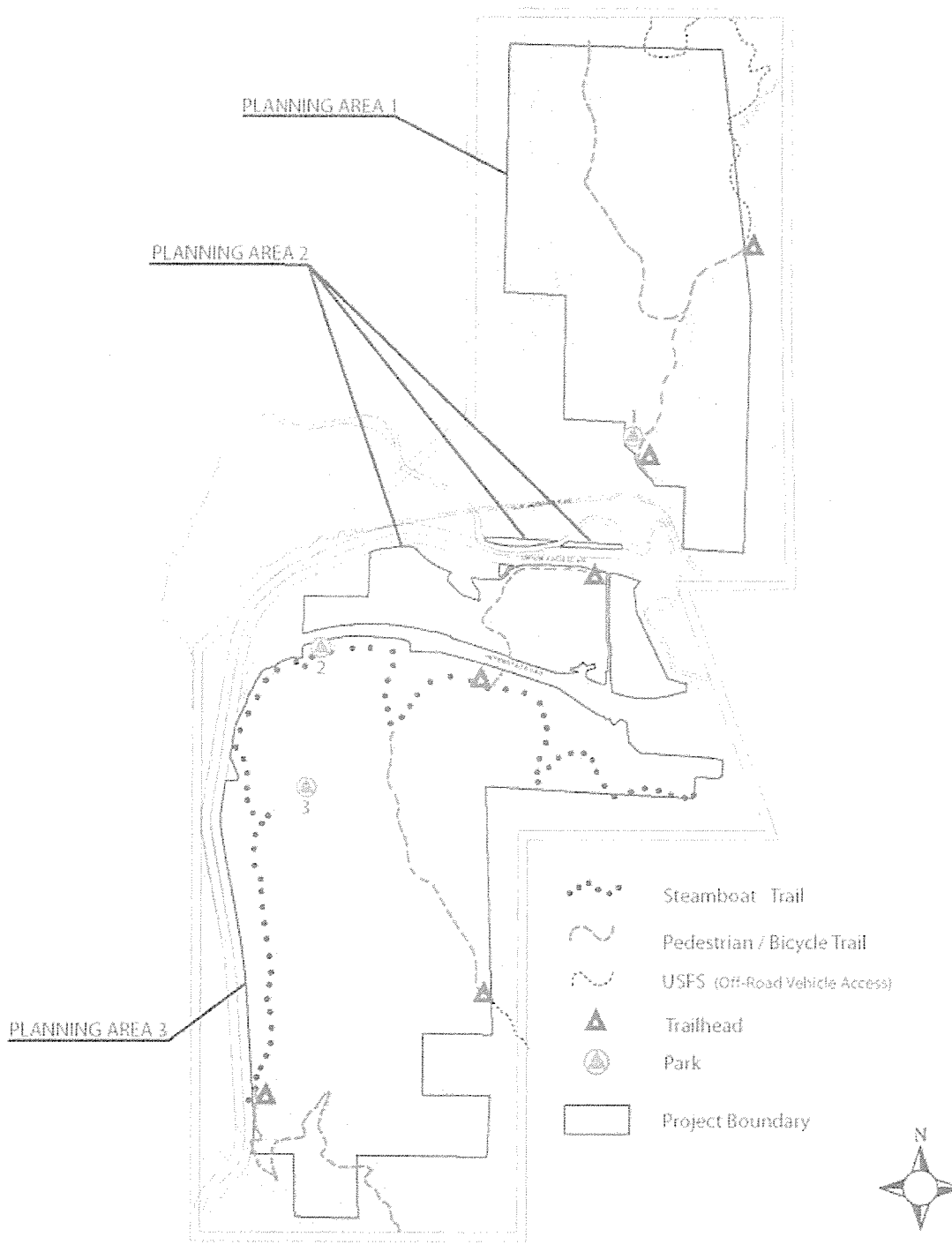
- (9) Exterior lighting. The purpose of this section is to provide outdoor lighting standards that will improve safety, minimize glare and light trespass, and conserve energy for businesses and the residents of the Verdi area. Lighting will vary from larger scale roadway lighting to more intimate pedestrian scale lighting. Lighting will be used to create mood and reinforce the character of distinct areas within the project. Lighting will also be designed to be minimal, from the perspective of nurturing "dark sky" in most project areas. Lighting will be designed according to City of Reno standards and modified for the nurturing of "dark skies", to the approval of the city.
- a. Light. All exterior light sources shall be located and installed in such a way as to prevent spillover lighting onto adjoining properties. All light fixtures shall be located, aimed or shielded so as to minimize light trespass across property boundaries. Where applicable, all commercial installations shall utilize house-side shielding to minimize light trespass on residential properties. The following provisions shall apply to all existing and proposed development:
    - 1. Any lighting facilities shall be so installed as to reflect away from adjoining properties. Covers must be installed on all lighting fixtures and lamps must not extend below the bottom of the cover.
    - 2. Light standard in or within 100 feet of residential zones shall not exceed 12 feet in height. Additional standard height may be permitted by the City of Reno Zoning Administrator provided such lights are a sharp cutoff lighting system.
    - 3. No permanent rotating searchlights shall be permitted in any regulatory zone, except that an administrative permit may be issued by the Reno Zoning Administrator for a period not to exceed three days for a temporary search light. The administrative permit shall be limited to a maximum of three times in any one calendar year.
  - b. Shielding. Full Cutoff lighting is strongly recommended. Where Full Cutoff fixtures are not utilized, acceptable outdoor light fixtures shall include those which:
    - 1. Are provided with internal and/or external glare control louvers and installed so as to minimize upright and offsite light trespass, and
    - 2. Are installed and maintained with aiming angles that permit no greater than five percent of the light emitted by each fixture to project above the horizontal.
  - c. Lighting design. The style and intensity of lighting shall consider not only function and appearance, but shall reflect the existing character of surrounding areas and shall replicate natural light as much as possible.
  - d. Glare. Reflected glare on nearby buildings, streets or pedestrian areas shall be avoided by incorporating overhangs and awnings, using non-reflective building materials for exterior walls and roof surfaces, controlling angles or reflection, and placing landscaping and screening in appropriate locations.

- e. Reduced lighting levels. Lighting levels shall be reduced to security levels within 60 minutes after the close of business or the end of the business activity.
- f. General lighting standards.
  - 1. Lighting levels should be limited to effect "dark skies";
  - 2. Fixture scale and illumination levels will be consistent with the specific use;
  - 3. Fixtures will employ cutoff features, refractors, or housing shields to eliminate lighting spillover onto adjoining uses where the light would be a nuisance; and
  - 4. Use energy efficient lighting design.
- g. Streetlighting.
  - 1. Locate streetlights to provide safe illumination of roadways and to minimize glare. At a minimum, streetlights will be located at all intersections, pedestrian crossings, bus stops, and traffic circles;
  - 2. The scale and spacing of streetlights will reflect the street hierarchy;
  - 3. Care will be taken to ensure the project's street lighting is unobtrusive and optimized to afford views of the night sky;
  - 4. Streetlights will be submitted for approval and inclusion in the Sierra Pacific Power Company streetlight program prior to approval of the applicable Final Map; and
  - 5. Streetlights will have individual photocontrol units.
- h. Pedestrian lighting. Pedestrian lighting will reflect the level of activity intended for the specific area. Higher light levels are appropriate in intensive use areas such as hotel casino, shopping districts or plazas. Low light levels are appropriate in more natural areas. Where little or no light will be provided in adjacent areas, low lighting levels will be used to prevent "blind spots" at the interface between lit and unlit areas.
- i. Residential lighting standards.
  - 1. Exterior fixtures mounted on buildings will be no higher than the line of the first story eave or, where no eave exists, no higher than 12 feet above finished grade and shall be shielded to reduce spillover on adjacent properties.
- j. Commercial lighting standards.
  - 1. Commercial area lighting will coordinate with the associated building architecture;
  - 2. Building lighting will clarify pedestrian routes and highlight building entries;
  - 3. At a minimum, commercial areas will provide parking lot lighting and lighting at all pedestrian routes;

4. Building lighting will be integrated with the architectural design of the building with no exposed bulbs;
  5. Building illumination and architectural lighting will be indirect in character. Overhead down lighting or interior illumination, which spills outside is encouraged. Architectural lighting will accent and animate the building in addition to providing functional lighting for safety;
  6. Service area lighting will be contained within the service area boundaries and enclosure walls;
  7. Locate lighting fixtures to reduce shadow or interference from trees and other objects in the landscape;
  8. Parking lot lights will clarify vehicular and pedestrian circulation routes; and
  9. Parking lot light standards will not exceed 25 feet in height unless the zoning administrator determines that a higher light standard will result in an overall reduction in lighting impact.
- (10) Parks and trails. Figure 18.08.48 depicts the parks and trails plan of the MGOD and shall be implemented with tentative maps and special use permits. Trails in addition to those shown in Figure 18.08-48 may be required with tentative maps. The MGOD shall include:
- a. Public access through the MGOD to connect with U.S. Forest Service lands to the south and north of the Overlay District;
  - b. A 30-foot wide trail shall be established along the entirety of the Steamboat Ditch within the MGOD. This trail will be dedicated or easement granted, as determined by the City with the first tentative map in Planning Area 3;
  - c. Five Trailheads to be generally located as follows:
    1. At the southern edge of Planning Area 1 to access the trail network through the Planning Area 1 and provide access to the Bull Ranch Road trailhead proposed within the Somerset PUD;
    2. At the north end of Planning Area 2, providing pedestrian access to a trail that currently extends to the Truckee River;
    3. At the northern edge of Planning Area 3 adjacent to Steamboat Ditch;
    4. At the southeast edge of Planning Area 3 adjacent to USFS land; and
    5. At the southwest edge of Planning Area 3 adjacent to Steamboat Ditch and an existing trail.
  - d. Trails will be designed to address their physical setting, intensity of use and proposed interconnection to offsite trails.
  - e. Minimum of six parking spaces will be provided at each trailhead. Trailhead parking lots shall be designed such that no home will lie within 75 feet of any parking lot.
  - f. Pedestrian and bicycle access will be provided within the Business Park (IC) area located along the southwest portion of Planning Area 3.

- g. Three parcels in Planning Area 2 (APN's 038-100-10, 11 & 12) will be dedicated to the City of Reno with the first Final Map associated with Planning Area 1.

**FIGURE 18.08-48: PARKS & TRAILS PLAN**



- h. Three new parks shall be constructed and shall be open to the public. Parks shown are approximately three to five acres in size, for a minimum total of 15 acres. Exact park details including size, timing, location and amenities/features to

be included in each park will be subject to the approval of the director of parks, recreation and community services and the community development director. Specific size and location of parks will be shown with individual tentative maps. Smaller pocket parks maintained by a Homeowner's Association may be built to supplement the parks shown on Figure 18.08-48. Timing of construction and details of park tax crediting may be addressed in parks agreements between the property owner and the city. Unless an alternate timeframe is approved by the director of parks, recreation and community services and the community development director, park land shall be dedicated as follows:

1. Park 1--With the first final map for residential development in Planning Area 1.
2. Park 2--With the first final map for any development adjacent to the park site.
3. Park 3--With the first final map for any development adjacent to the park site.

(11) Community design. The following community design standards have been established to compliment the character of the Verdi community.

- a. Building height. Figure 18.08-49 depicts properties that will have unique height limitations.

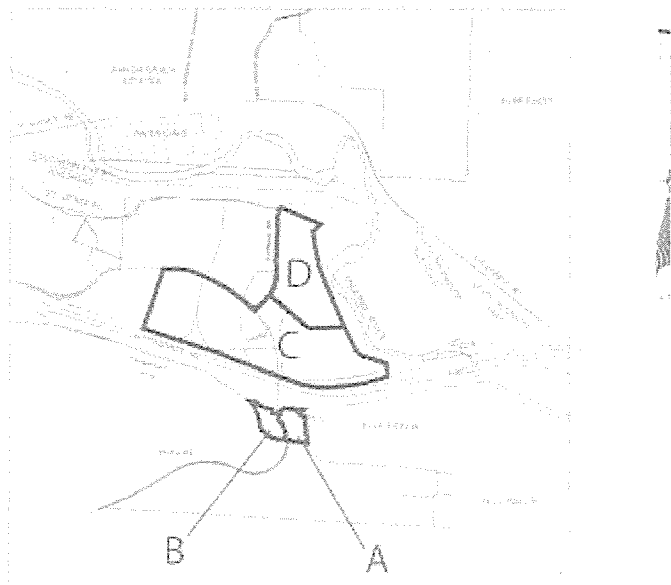
Parcel A--Two stories.

Parcel B--40 feet.

Parcel C--110 feet.

Parcel D--35 feet.

**FIGURE 18.08-49: BUILDING HEIGHT**



- b. Access.

1. Other than gated emergency or utility maintenance access as may be required by the City of Reno, no development adjacent to Blue Heron/Belli Ranch subdivisions or Verdi Bluff may create anew roadway that connects to these existing subdivision.
  2. All existing access to USFS lands shall be maintained during construction and upon completion.
  3. Motorized access to USFS lands will be provided in the locations generally shown on Figure 18.08-48, Parks and Trails Plan.
- c. Grading. For residential development abutting Blue Heron/Belli Ranch and Verdi Bluff, the following grading standards shall apply:

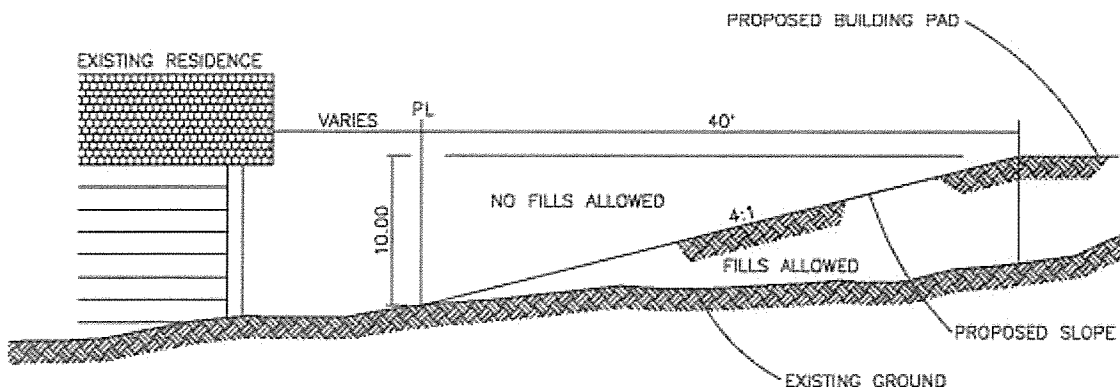
Grading for subdivision improvements, special use permits or other discretionary approvals or building permits shall:

1. When grading occurs adjacent to an existing residence, fills shall not be placed within an area that exceeds a projected slope or four to one (4:1) for a distance of 40 feet from the common property line. Refer to Figure 18.08-50, Typical Setback at Existing Residence.
2. Be limited on cut slopes to equal to, or steeper than, three to one (3:1) and may include a rockery or manufactured masonry retaining wall with a maximum height of eight feet. If necessary, one additional retaining wall set back eight feet from the west wall will be allowed.

Or,

3. If the applicant proposes cuts, fills or slopes in excess of the standard, the applicant shall address compatibility with adjacent lots and visual impacts to the community and proposed design criteria, landscaping and buffering to mitigate impacts of adjacent property owners and the community's scenic character. The mitigation shall be reviewed by the zoning administrator prior to any ground-disturbing activities.

**FIGURE 18.08-50: TYPICAL SETBACK AT EXISTING RESIDENCE**



- d. Fencing (see also the Hillside Development portion of MGOD). The following shall apply to all residential areas within the MGOD:
1. Each tentative map application shall include a fencing plan detailing the type, materials and location of all fencing proposed within the project; and

2. Fencing adjacent to all open space shall be limited to "open view fencing".
  3. Solid fencing shall be minimized while still providing for privacy within individual lots.
- e. Wildlife corridors. Wildlife corridors for each planning area will be identified with the first tentative map for each planning area. Wildlife corridors will be developed in consultation with Nevada Division of Wildlife (NDOW) and will include:
1. Creation of as much open space as possible next to culverts;
  2. Establishment of continuous corridors;
  3. Creation of natural rock check dams to create natural water resources consistent with hydrologic considerations with approval by the City of Reno and NDOW;
  4. Landscaping in or near corridors will place a priority on use of native vegetation species. Secondary priority will be given to those non-native species that provide good wildlife habitat and food value;
  5. Areas adjacent to or within these corridors that are disturbed during development shall be restored to as natural a condition as possible by utilizing native plant species; and
  6. Minimal fencing or fencing that allows wildlife to pass.
- f. Community character. The architectural character of the existing Verdi area may best be described as "varied". The following design standards will apply to the MGOD:
1. Residential development:
    - i. Varied setbacks;
    - ii. Mix of building heights;
    - iii. Mix of larger and smaller houses;
    - iv. Curvilinear streets and culs-de-sac; and
    - v. Use of natural elevation changes.
  2. Business Park located at the southwest edge of Planning Area 3:
    - i. Architectural Development Standards will be approved by Reno City Council prior to issuance of the first building permit for the Business Park;
    - ii. Architectural treatments will include earth tones compatible with the natural setting, use of non-reflective materials, extensive use of native landscape, vehicle parking screened from the west, and freestanding signs limited to monument type signage; and
    - iii. Building height will be limited to two stories.

- (12) Schools. The land use plan within the Mortensen-Garson Development Standards Handbook identifies a ten acre elementary school site located in Planning Area 3 and is reflected in the adopted base zoning as Public Facility zoning. This exact site will be identified with the first final map in Planning Area 3 with the aid of Washoe County School District. This site will be offered for purchase by Washoe County School District at the current acquisition price for a period of five years from the approval of the overlay district. The following standards will apply to schools within the MGOD;
- a. The developer will be responsible for installing safety/school zone signage;
  - b. Development of the elementary school site shall assure separate access for buses and parent drop-off areas; and
  - c. Washoe County School District reserves the right to require school sites with tentative maps.
- (13) Utilities. A preliminary water plan was prepared by Capital Engineering for the MGOD. As identified in the preliminary plan, surface water shall provide the primary source of water supply. Groundwater shall supplement the surface water supply in peak times and as approved by the State Water Engineer. The city shall require the water supplier to follow the plan above.
- Community water systems will be extended to the property lines in those areas adjacent to the existing subdivisions of Blue Heron and Verdi Bluff.
- (14) Fire services. The 2.9 acre public facility site located in Planning Area 3 will be dedicated to the City of Reno with the first final map in Planning Area 3.
- (15) Administration/amendments.
- a. Amendments. The base zoning for each parcel in the MGOD will be consistent with the designations and standards of the Reno Municipal Code Title 18.06. The maximum density for each property may only exceed or change from those shown in and Table 18.08-47 and 48 and implemented through adopted base zoning, consistent with the following:
    1. The total amount of development resulting from any change in density shall not exceed 3,000 dwelling units and 300 commercial acres cumulatively for all the properties in the MGOD.
    2. No density increases are permitted along the exterior of the property for the areas immediately adjacent to Verdi Bluff, Blue Heron and the Canyon Ranch Estates unless the zoning/land use designations on these abutting properties are increased.
    3. Density increases by a maximum of ten percent may be approved by the zoning administrator or through the tentative map and/or special use permit process.
    4. Density increases of up to 25 percent may be allowed subject to a public hearing process with a tentative map or special use permit provided the planning process includes a review of any such application by the Verdi Township CAB and Northwest NAB.
    5. Density increases beyond 25 percent will require a zoning map amendment application and be processed in the same manner as the



original overlay district or development standards handbook (i.e. procedures established in the Settlement Agreement).

6. Properties owned by Boomtown and zoned HC may be converted to AC and still be considered consistent with this overlay provided such rezoning occurs through the City of Reno zoning amendment public hearing process.
- b. Archaeological studies. Tentative maps will include archaeological surveys.
- c. Verdi Township Citizens Advisory & Northwest Neighborhood Advisory Board Review. All tentative maps, special use permits or zone change applications shall be presented to the Verdi Township Citizen's Advisory Board and the Northwest Neighborhood Advisory Board for comment prior to City of Reno public hearing.
- d. Project management. At the City's discretion, the developers of the project will fund a project inspector.

(Ord. No. 5431, § 2, 2-25-03; Ord. No. 5478, § 1, 6-16-03; Ord. No. 5591, § 1, 9-8-04; Ord. No. 5702, § 1, 5-13-05; Ord. No. 5957, § 3, 7-11-07; Ord. No. 6037, § 2, 6-25-08; Ord. No. 6039, § 2, 7-16-08; Ord. No. 6054, § 3, 9-10-08; Ord. No. 6108, § 2, 6-24-09; Ord. No. 6137, § 1, 2-10-10; Ord. No. 6171, § 17, 1-19-11; Ord. No. 6285, § 5, 3-13-13)

SECTION 7: The Reno Municipal Code, Chapter 18.12 “General Development and Design Standards,” Article XI, “Off-street Parking and Loading” Table 18.12-8 entitled “Off-Street Parking Requirement Table” and Table 18.12-11 entitled “Bicycle Parking Requirements” are hereby amended, the same to read as follows:

TABLE 18.12-8: OFF-STREET PARKING REQUIREMENT TABLE		
USE CATEGORY AND SPECIFIC USE TYPE	MINIMUM CITY-WIDE REQUIREMENT (1), (2)	MINIMUM DOWNTOWN RENO REGIONAL CENTER REQUIREMENT AS DEFINED IN <u>18.08.101</u>
<b>RURAL &amp; ANIMAL-RELATED</b>		
Animal Clinic, Shelter, Hospital or Boarding/Kennel	1 per each 330 sq. ft.	
Stable	1 for each five horses boarded at the maximum capacity and 1 double length stall for trailers per stable	
<b>RESIDENTIAL</b>		
Boarding or Rooming House/Dormitory	1 per each 2.2 beds	1 per each 5 beds
Condominium	1.12 per efficiency D/U (no separate bedroom); 1.5 per 1 bedroom D/U; 2 per 2 bedroom D/U; 2 per 3 bedroom D/U; 2 plus .5 per each bedroom for D/U larger than 3 bedrooms; 1 per 10 D/U guest parking; 1.6 per unit for residential condominium units issues building permits before August 27, 1979.	.9 per efficiency D/U; 1 per unit; plus 1 per 10 D/U guest parking

Congregate Care Facility	.9 per bedroom	
Fraternity, Sorority House, or Private Dorm	.9 per each rooming unit	
Granny Flat	1 per bedroom	
Home Occupation	1 for any non-resident employee, if there is one	
Mobile Home Subdivision	1.8 per mobile home	
Multi-Family	1.12 per efficiency D/U (no separate bedroom); 1.5 per 1 bedroom D/U; 2 per 2 bedroom D/U; 2 per 3 bedroom D/U; 2 plus .5 per each bedroom for D/U larger than-3 bedrooms; 1 per 10 D/U guest parking. Only garages and other parking that is included in the base price of the unit may be counted towards the required parking.	1 per unit plus 1 per 10 D/U guest parking.
Residential Care Facility, Nursing Home, Skilled Nursing Facility	1 per 6.6 beds	
Senior Housing/Assisted Living Facility	1 per 1.65 dwelling units. Resident parking spaces shall be a minimum of 10 feet wide	1 per unit
Single-Family: Attached Townhouse; Detached; Zero Lot Line	1 per bedroom. Subdivisions with lot sizes smaller than 4000 sq. ft. and on street parking shall provide 1 space of common parking for every 4 units. Subdivisions without on-street parking lanes shall provide one space of common parking for every unit. Parking lots shall have no more than 5 spaces in any one lot unless separated by landscaping.	1 per unit
Single room occupancy	1 per every 2.2 Rooms. If located within 500 feet of a public transportation stop, 1 per every 4.4 Rooms	1 per every 4.4 rooms
<b>Commercial sales and services</b>		
Auto Repair Garage, Paint and Body Shop	1 per 330 sq. ft.	
Automobile, Truck, Mobile Home, RV. Boat & Trailer Sales or Rental	1 per 550 sq. ft. plus 1 for each 1100 sq. ft. of site area	
Bar	1 per each 110 sq. ft.	none
Building & Landscape Materials	1 per 550 sq. ft. of building area; 1 per 1100 sq. ft. outdoor storage area	
Call Center	1 per 50 square feet of computer/telephone bank area, 1 per 250 square foot office	
Car Wash	3.6 per bay or stall	
Commercial (not retail) Uses, Other than Listed	1 per 275 sq. ft.	1 per 385 sq. ft.

Drive-through Facility (Food and Beverage Service)	40 lineal feet of stacking area in front of each window or bay plus one off-street stacking area of 140 lineal feet in length (measured from the window), plus 1 per 110 sq. ft. of restaurant	140 lineal feet of off-street stacking area (measured from the window)
Drive-through Facility (Non-Food and Beverage Service)	40 lineal feet of stacking area in front of each window or bay plus one off-street stacking area of 140 lineal feet in length (measured from the window), plus 1 per 110 sq. ft. of restaurant	80 lineal feet of off-street stacking area (measured from the window)
Food and Beverage Service	1. Low-volume sit-down restaurant (customer turnover typically hourly or longer) 1 per 88 sq. ft.	none
	2. Lounge area—1 per each 110 sq. ft.	none
	3. High-volume restaurant (customer turnover typically less than hourly)—1 per 66 sq. ft.	none
Financial Institution	1 per 275 sq. ft.	1 per each 385 sq. ft.
Freestanding Automatic Teller Machine	4 spaces	none
Office, Medical Professional	1 per 165 sq. ft.	
Office, Professional	1 per each 275 sq. ft.	1 per each 385 sq. ft.
Personal Service	1 per 220 sq. ft.	1 per 1100 sq. ft.
Restaurant—see Food and Beverage Service above.		
Retail uses, other than listed	1 per 220 sq. ft.; 1 per 350 if retail use is over 500,000 sq. ft. in area in one building	none
Gas Station	1 per 275 sq. ft.	
<b>RECREATION, ENTERTAINMENT &amp; AMUSEMENT</b>		
Bowling alleys	3.6 per lane	No parking required
<del>Business/Vocational-School</del>	<del>1 per student at full capacity</del>	
Casino/gaming operation	1 per 550 sq. ft. of gaming and commercial area	
Commercial Amusement/Recreation (Inside) other than listed	1 per 220 sq. ft.	1 per 330 sq. ft.
Commercial Amusement/Recreation (Outside) other than listed	1 per 660 sq. ft. of site area, exclusive of building	1 per every 5.5 persons that the outdoor facility is designed to accommodate at maximum capacity
Community Center, Country Club	1 per 275 sq. ft.	
Convention Center	1 per every 550 sq. ft. public area	

Fitness Center	1 per 165 sq. ft.	1 per 220 sq. ft.
Gun Range	.9 per target stall, plus 1 per each 220 sq. ft. of office or retail	
Night Club	1 per each 55 sq. ft. of public seating and waiting area, plus 1 per each 220 sq. ft. of the total remaining with a minimum of 10 spaces	1 per 220 sq. ft.
Park	1 per 2200 sq. ft. of land area	
Private Club, Lodge, or Fraternal Organization	1 per 82 sq. ft.	
Private Sports Arena, Stadium Track	1 per 4.4 seats	1 per 5.5 seats
Skating rink/park	1 per 110 sq. ft.	none
Tennis Courts	2.7 per court	1.8 per court
Theater	1 per each 3.3 seats	None
Video Arcade	1 per 220 sq. ft., plus 1 per 2.2 licensed game machines	1 per 220 sq. ft.
<b>LODGING</b>		
Bed & Breakfast Inn	1 per guest room plus 2 for primary residence	1 per guest room
Hotel	.72 per room plus parking as required for other uses in the hotel	.68/room plus 1 per 550 sq. ft. of casino and as required for other uses in the hotel
Motel	1 per each sleeping room	
Recreational Vehicle Park	1 per each unit, plus one guest space for every 10 recreational vehicle sites, plus one space for each employee.	
<b>INSTITUTIONAL, PUBLIC AND COMMUNITY SERVICE</b>		
Blood Plasma Donor Center	1 for each 220 sq. ft.	
Child Care Center	1 per 9 pupils	
Church/House of Worship	1 per each 5.5 seats	
College, University, or Seminary	1 for every 4.4 students	
Funeral Parlor, Cemetery or Mausoleum	1 for each 4.4 fixed seats or 1 for each 110 sq. ft. in rooms open to the public, whichever is greater	
Hospital, Acute, Surgery Center & Overnight Care	1 per 1.65 beds	
Library	1 per 330 sq. ft.	1 per 440 sq. ft.
Art Gallery or Museum	1 per 330 sq. ft.	None
Post Office	1 per 500 sq. ft.	

Prison, Custodial Institution	1 for each employee, plus one space per 28 inmates	
Public Meal Provider/Homeless Service Provider	1 for each 1,500 square feet of building area, plus one per employee/volunteer on the largest shift	
School, High (Public or Private)	<del>9 for each classroom</del> <u>1 space for each 1.5 students, faculty and staff based on design capacity</u>	<del>5 for each classroom</del>
School, Junior High (Public or Private)	<del>3½ for each classroom</del> <u>2 spaces per classroom plus 1 space per every 100 students based on design capacity</u>	
School, Primary (Public or Private)	<del>1½ per each classroom plus 5 visitor parking spaces</del> <u>1 space per classroom and 1 space per 100 students based on design capacity</u>	
<u>School, Vocational/Trade</u>	<u>1 per student at full capacity</u>	
<b>INDUSTRIAL, MANUFACTURING, WHOLESALE, DISTRIBUTION AND TRANSPORTATION</b>		
Bus or other Transportation Terminal	1 per 660 sq. ft.	
Helipad	2 spaces	
Industrial/Manufacturing	1 per 1100 sq. ft.	1 per 2200 sq. ft.
Mini-warehouse	1 per 44 storage units spread throughout the development, plus 2 for manager	
Offices accessory to warehousing, industrial, or manufacturing uses in the I, IC, and IB Districts	The parking requirement shall be determined by the parking ratio for primary office uses at 1 per 275 sq. ft.	The parking requirement shall be determined by the parking ratio for primary office uses at 1 per 385 sq. ft.
Outdoor Manufacturing, Processing, Assembly or Fabrication	1 per 1100 sq. ft. of land area	
Outdoor Storage	1 per 2200 sq. ft. of land area	
Railroad Yard or Shop	1 per 550 sq. ft. of building area	
Salvage or Reclamation of Products	1 per 330 sq. ft. of floor area plus one for every 11,000 sq. ft. of yard area	
Truck Terminal	1 per 275 sq. ft. of office and 2 spaces for each company vehicle operating from the premises	
Warehouse and Enclosed Storage	1 per 3300 sq. ft.	
Wholesale (No retail)	1 per 330 sq. ft.	
<b>SPECIAL REGULATIONS FOR THE HC DISTRICT (3)</b>		
Bus Parking	The applicant must address the need for bus parking to serve the facility and provide an adequate area to	

	accommodate bus parking	
	The operator of the hotel/casino will assure that buses on or adjacent to the premises are not permitted to run their engines except while in transit or while loading or unloading passengers	
Casino	1 per 550 sq. ft. of gaming and commercial area. The required parking must be available for use by casino employees	
General services	1 per 550 sq. ft., plus 1 per each service or delivery vehicle	1 per 2000 sq. ft., plus 1 per each service or delivery vehicle
Hotels	.72 per room plus parking as required elsewhere in this table	.68 per room plus 1 per 550 sq. ft. of casino and commercial area
<b>Notes to Table 18.12-9:</b>		
(1) All areas are in gross square feet of building area.		
(2) "sq. ft." = square feet		
(3) The special regulations for the HC District shall apply for the uses listed instead of the off-street parking standards stated in the remainder of the table.		

<b>TABLE 18.12-11: BICYCLE PARKING REQUIREMENTS</b>	
<b>LAND USE</b>	<b>BICYCLE PARKING STANDARD</b>
Multi-family	1 per every 10 automobile spaces provided. Shall be placed in or near laundry and recreational facilities in the project
Hotels/Motels	1 per every 100 automobile spaces provided
Single Room Occupancies	1 per every 3 rooms
Schools, Colleges, Universities	1 per every 10 automobile spaces provided
Commercial, Retail, and Manufacturing Uses	1 per every 20 automobile spaces provided
Recreation Uses	1 per every 20 automobile spaces provided with a minimum of 10 required

SECTION 8: Should any section, clause, or provision of this Ordinance be declared by a court of competent jurisdiction to be unconstitutional or invalid, that decision shall not affect the validity of the ordinance as a whole or any part thereof other than the part declared to be unconstitutional or invalid.

SECTION 9. This Ordinance shall be in effect from and after its passage, adoption and publication in one issue of a newspaper printed and published in the City of Reno.

SECTION 10. The City Clerk and Clerk of the City Council of the City of Reno is hereby authorized and directed to have this Ordinance published in one issue of the Reno-Gazette Journal, a newspaper printed and published in the City of Reno.

PASSED AND ADOPTED this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_, by the following vote of the Council:

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_ ABSENT: \_\_\_\_\_

APPROVED this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_.

\_\_\_\_\_  
MAYOR OF THE CITY OF RENO

ATTEST:

\_\_\_\_\_  
CITY CLERK AND CLERK OF THE CITY  
COUNCIL OF THE CITY OF RENO, NEVADA

EFFECTIVE DATE:

## AB87 – DRAFT STANDARDS FOR SCHOOLS

AB87 of the 2013 Legislative Session requires that:

1. In a county whose population is 100,000 or more but less than 700,000 (currently Washoe County), the standards and specifications for the erection of any new school building or for any addition to or alteration of an existing school building in any ordinance relating to zoning adopted or amended by the governing body of the county and the governing body of any city in the county which address the:
  - a. height of the building,
  - b. setback of the building,
  - c. landscaping,
  - d. amount of parking space
 must be: (1) consistent in all such ordinances; and (2) developed in conjunction with the school district of that county.
2. Such ordinances to be adopted on or before February 28, 2014.

The Truckee Meadows Regional Planning Agency (TMRPA), the Washoe County School District (WCSD), and the local governments of Reno, Sparks and Washoe County met several times between July and November 2013, to collaboratively develop consistent standards meeting the requirements outlined in AB87.

The following standards are the outcomes of those meetings:

Building Element	Requirement
<b>Building Height</b>	None
<b>Building Setbacks</b>	1 foot distance for every foot in height when adjacent to residential uses
<b>Landscaping</b>	Up to 20% of site
<b>Parking</b>	<u><b>High School</b></u> - One (1) space for each 1.5 students, faculty and staff based on design capacity <u><b>Junior/Middle School</b></u> - Two (2) spaces per classroom plus one (1) spaces per 100 students based on design capacity <u><b>Elementary School</b></u> - One (1) space per classroom and one (1) space per 100 students based on design capacity

Notes:

**Building Height** - Having no minimum or maximum height requirements provides for the flexibility to build unique facilities consistent with the character of the neighboring community. In the future schools in the urban core may have a smaller footprint and be 2 or more stories in height. Depending on the type of school and the amenities it offers, the height will need to vary.

**Building Setbacks** - The 1' requirement does not pertain to those elevations adjacent to uses other than residential. Each elevation will determine the amount of setback, for instance a 25' front facing elevation will require a 25' setback in the front, a 30' side elevation will require a 30' setback on that side, and that same building that has a rear facing elevation adjacent to a use other than residential will have no setback requirement.

**Landscaping** - landscaping details will be determined based on type of school, community character, and site specifics such as slope and soil quality. These details will be determined during a pre-site plan review meeting with the local government and WCSD.

**Parking** - This is a minimum standard and also presumes all relevant Americans with Disabilities Act (ADA) and American National Standards Institute (ANSI) requirements will be met.

**Review** - Administrative approval (standard code and site plan, if applicable) review, no Special Use Permit (SUP) or other discretionary approval required.